



Mabe Burnthouse

A superb semi-detached family home
Built by Messrs Taylor Wimpey Homes in 2015
Sold with the benefit of 'no onward chain'
Gas fired central heating, UPVC double glazed windows and doors
Open plan kitchen/dining room and reception
Bright lounge with patio doors to the gardens
Three bedrooms (principal en-suite shower room)
Modern family bathroom in white, cloakroom/wc
Driveway parking for two vehicles alongside
Wide sunny gardens with decking and shed



Guide £325,000 Freehold

**ENERGY EFFICIENCY RATING
BAND B**

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

01326 311400
www.kimberleys.co.uk

REF: SK7055



We are delighted to offer as our clients sole agents, this modern three bedroom semi-detached family home which is set on a popular development in Kingston Way, on the outer fringes of Mabe village, convenient for Falmouth University (Tremough Campus) and just off the main transport routes which takes you to Falmouth to the East, Helston and The Lizard to the West and the cathedral city of Truro to the North.

The popular Flatford design was built by Messrs Taylor Wimpey to NHBC standards, completed in June 2015 and being sold with the remainder of a ten year house builders guarantee in place (approximately 1 year remaining). Packed with features including gas fired central heating by radiators, UPVC double glazed windows and doors, porcelain tiled flooring to the kitchen and lobby, hard wearing wood finish flooring to the sitting room, fitted kitchen with built-in appliances and a luxurious en-suite shower room and full family bathroom. Our client has just refurbished the inside of the property and laid new carpets to the first floor.

The internal layout has been rearranged on the ground floor to include an open plan reception and kitchen/dining room, inner hall area and cloakroom/wc and a lounge across the rear of the house. The first floor offers a landing, principal bedroom with en-suite shower room, two further bedrooms and a family bathroom/wc combined in white. Outside, alongside the house, there is a driveway with parking for two cars in tandem and access to a delightful landscaped rear garden.

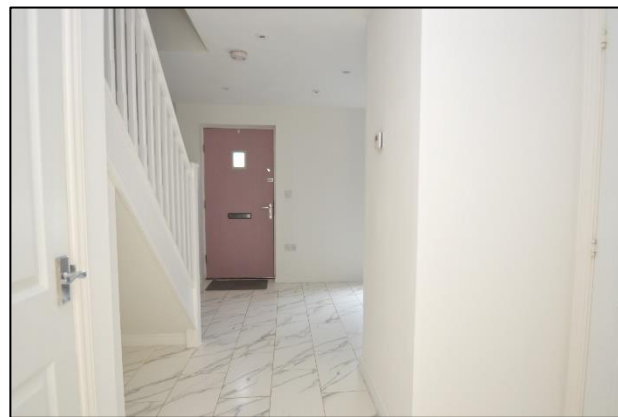
The village of Mabe offers good everyday facilities including a primary and junior school, community centre, excellent village shop with sub Post Office, public house, hairdressers and Argal Water Park with Course Fishing, country walks and cafe. There is a branch line station at the top of Penryn which connects Falmouth to the Truro mainline station approximately a mile away.

An immediate viewing is essential to secure this delightful home which is being sold as a chain free sale.

THE ACCOMMODATION COMPRISES:

DOUBLE GLAZED FRONT DOOR THAT LEADS INTO AN OPEN PLAN RECEPTION AREA

With porcelain tiled flooring, concealed radiator, staircase to first floor, telephone point, consumer unit, open plan to:



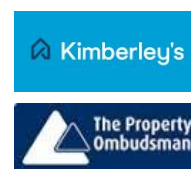
KITCHEN/DINING ROOM 3.81m (12'6") x 3.48m (11'5")

A delightful introduction to the property that is well equipped with a range of matching wall and base units in white, brushed steel handles, roll top work surfaces and herringbone brick complementary tiling over, over counter lighting, Zanussi gas hob with cooker hood over and fan assisted oven under, concealed dishwasher, plumbing for washing machine, single drainer stainless steel sink unit with chrome easy-on mixer tap and shelf over, space for tallboy refrigerator/freezer, cupboard housing a Logic gas central heating boiler (combi), inset ceiling spotlights and porcelain tiled flooring, space for dining table and chairs, recessed double glazed window with Venetian blind overlooking the front aspect.

The porcelain tiles continue to an inner hallway area with under stairs storage cupboard and door to:



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



CLOAKROOM/WC

With a white suite comprising low flush wc, pedestal wash basin with chrome hot and cold taps and tiled splash back over, inset ceiling spotlights, extractor fan, porcelain tiled flooring, white panelled internal door.

LOUNGE 4.78m (15'8") x 3.96m (13'0")

A delightful reception room with a focal point fireplace with space for an electric fire, TV aerial point, hard wearing wood finish flooring, inset ceiling spotlights, white panelled internal door from the hallway, UPVC double glazed French doors with matching side panels either side enjoying a pleasant outlook and leading to landscaped gardens.



TURNING STAIRCASE FROM RECEPTION AREA TO:

FIRST FLOOR LANDING

Having a radiator, access to insulated loft space, new fitted carpet to the landing and staircase.

PRINCIPAL BEDROOM 3.00m (9'10") x 2.84m (9'4") plus door recess 1.27m (4'2") x 0.56m (1'10")

Having a double glazed window overlooking the front aspect, power points and USB charging point, radiator, mirrored fronted triple wardrobe cupboard, TV aerial point, new fitted carpet, panelled internal door from hallway, second door to:



EN-SUITE SHOWER ROOM

Luxuriously appointed with a white suite comprising fully tiled shower cubicle, Aqualisa electric shower and sliding glass screen, low flush wc, pedestal wash basin with chrome hot and cold taps, tiled splash back, recessed double glazed window and roller blind to the front, shaver point, extractor fan, spotlight, ceramic tiled flooring, chrome ladder style heated towel rail.



BEDROOM TWO 3.30m (10'10") x 2.67m (8'9")

Approached through a panelled internal door and with recessed double glazed window overlooking the garden, radiator, new fitted carpet.

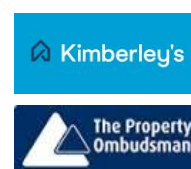


BEDROOM THREE 3.30m (10'10") x 2.01m (6'7")

Again, with double glazed window overlooking the rear garden, radiator, panelled internal door, double fitted wardrobe cupboard, new fitted carpet.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



FAMILY BATHROOM 2.01m (6'7") x 1.70m (5'7")

Luxuriously appointed with a white suite comprising handled and panelled bath, contemporary mixer tap and hand shower, fully tiled surround, inset large mirror, pedestal wash basin with chrome hot and cold taps and tiled splash back, fitted mirror and glass accessory shelf over, low flush, chrome heated towel rail, ceramic tiled flooring.



OUTSIDE

GARDENS

At the rear of the property there are generous landscaped gardens with paved patio, pathway, lawn, raised timber decking in one corner which provides a delightful area to relax and entertain, timber fencing and timber garden shed.



PARKING

There are two car spaces in tandem alongside the property in the shared driveway.

COUNCIL TAX Band C.

SERVICES Mains electricity, gas, water and drainage.

MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

