



Falmouth

A well presented detached family home
Built by Messrs Wainhomes in 2018
UPVC double glazed windows and doors
Gas central heating by radiators
One of only three Nelson designs
Open plan sitting room, cloakroom/wc
Fitted kitchen/dining room, utility/laundry room
Four good bedrooms, two luxurious bathrooms
Off road parking for two family vehicles
Beautifully landscaped gardens and seating areas



Guide £480,000

**ENERGY EFFICIENCY RATING
BAND B**

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

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REF:SK7063



This delightful four bedroom detached family home is set in the final phase of this popular Swanvale development in Falmouth, built by Messrs Wainhomes in 2018 to NHBC standards (4 years remaining). This Nelson design being one of only three built here in Falmouth.

The house comes to the market for the first time since our clients purchased their home off plan and it has distinctive and attractive red brick elevations complemented by white UPVC double glazed windows and doors which makes this virtually a maintenance free exterior which is a great advantage to someone with a busy family life.

Plenty of features await new owners including UPVC double glazed windows and doors, new LVT herringbone brick flooring which continues throughout the ground floor, a fitted kitchen with built-in appliances, a combination of quality blinds, shutters and carpets.

Our client has skilfully redesigned the ground floor areas of the property with the layout now including an entrance vestibule, cloakroom/wc, a utility/laundry room, an L-shaped sitting room and an open plan kitchen/breakfast room. A turning staircase from the dining area leads to the first floor landing and then onto a principal bedroom with en-suite shower room, three further bedrooms and a well appointed family bathroom/wc combined. Outside the property there are two tarmac parking spaces with space for a couple of family sized vehicles side-by-side, a Mediterranean style garden to the left and at the rear of the property, beautiful well stocked landscaped gardens with lawns, a barbecue and seating area plus a rear pedestrian gate leading to an open green area.

Rosva Morgawr is ideally placed for access to Swanpool Beach and Nature Reserve, plenty of local amenities including the parade of shops at Boslowick, two highly regarded junior schools, Boslowick Garage which also has a convenience store and the branch line station at Penmere.

As our clients sole agents, we thoroughly recommend an immediate viewing to secure this fine property.

Why not call for an appointment to view today?

THE ACCOMMODATION COMPRISES

A pathway from the driveway leads to a composite UPVC double glazed front door with frosted privacy panel taking you into:

ENTRANCE VESTIBULE

With continuous LVT wood finish herringbone pattern flooring which is laid throughout the ground floor, spotlights.

CLOAKROOM

With white suite comprising low flush wc, wall mounted hand wash basin with contemporary chrome mixer tap, half tiled walls, radiator, frosted double glazed window, extractor fan, six-panelled internal door.

UTILITY ROOM 2.44m (8'0") x 1.55m (5'1") plus 1.55m (5'1") x 1.09m (3'7")

A useful L-shaped room with built-in cupboards, single drainer stainless steel sink unit with chrome mixer tap, plumbing for washing machine, space for tallboy refrigerator/freezer, recessed double glazed window and Venetian blinds overlooking the front aspect, ceramic tiled flooring, frosted glazed internal door.

DOUBLE OPENING LIGHT OAK AND GLAZED DOORS LEADING TO:

SITTING ROOM 4.27m (14'0") x 3.23m (10'7") plus 2.64m (8'8") x 2.59m (8'6")

Having UPVC double glazed window and Venetian blind overlooking the front garden, radiator, continuous LVT flooring, central ceiling light, TV aerial point, double glazed window and roller blind to the side aspect.

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.





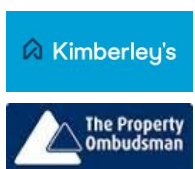
KITCHEN/DINING ROOM 5.82m (19'1") x 2.59m (8'6") widening to 3.35m (11'0") in the dining section.

A fabulous open plan kitchen/dining room with the dining section having a turning staircase to the first floor with under stairs storage, double radiator, wall mounted shelving, continuous herringbone LVT flooring, three over table drop lights and double glazed French doors giving a wonderful vista and access to the gardens.

The kitchen is well equipped with a full range of matching wall and base units in white, wrap around work surfaces, over counter lighting and white metro tiling over, composite 1 1/2 bowl single drainer sink unit with chrome swan neck mixer tap, four-ring gas hob, stainless steel extractor hood over and double oven under, concealed refrigerator, freezer and dishwasher, cupboard housing Ideal Logik gas central heating boiler (combi), spotlights.



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TURNING STAIRCASE TO FIRST FLOOR LANDING With linen cupboard.

PRINCIPAL BEDROOM 3.28m (10'9") x 3.20m (10'6")

A lovely bright main bedroom with broad UPVC double glazed window and Roman blind enjoying fabulous views over the green area towards light woodland at the rear, radiator, fitted carpet, six-panelled internal door.



EN-SUITE SHOWER ROOM

With white suite comprising large step-up shower cubicle, chrome mixer shower and glass screening, china hand wash basin and contemporary chrome mixer tap set on a high gloss white vanity unit, chrome ladder style heated towel rail, low flush wc, vinyl flooring, fitted mirror, frosted UPVC double glazed window, six-panelled internal door.

BEDROOM TWO 3.35m (11'0") x 3.05m (10'0") plus 2.54m (8'4") into door recess.

With UPVC double glazed window overlooking the front aspect, double radiator, fitted carpet, six-panelled internal door.



BEDROOM THREE 3.30m (10'10") x 2.54m (8'4") Again, with recessed UPVC double glazed window enjoying a lovely outlook to the rear, across the green area to light woodland, radiator, fitted carpet, six-panelled internal door.



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BEDROOM FOUR 2.87m (9'5") x 2.06m (6'9") measured to wardrobe front.

Currently used as an office but would make a good single bedroom and this has a double glazed window overlooking the front aspect, Roman blind, fitted carpet, radiator, six-panelled internal door.



FAMILY BATHROOM 1.85m (6'1") x 1.75m (5'9")

Luxuriously appointed with a white suite comprising handled and panelled bath with fully tiled surround, mixer tap and shower attachment, china hand wash basin set on a vanity unit, low flush wc, chrome ladder style heated towel rail, recessed frosted UPVC double glazed window, vinyl flooring, six-panelled internal door.



OUTSIDE

At the front of the property you will see a wide tarmac driveway with ample PARKING for two family sized vehicles and on either side there are Mediterranean style gravelled areas stocked with a wide variety of plants and shrubs, a wide paved pathway leads from the driveway to the front door to a sheltered seating area enjoying the morning sunshine. There are two waterproof outside electricity points and a cold water supply and a side access leading around to the rear. At the rear of the house there are beautiful landscaped gardens which have been a real labour of love for our clients and these are approached over a staircase from the dining room with galvanised safety railings and non-slip steps which lead down to a wide paved pathway, an area of level lawn with raised gravel beds on either side stocked with a wide variety of plants and shrubs and a pathway from the lawn leads down to a delightful, sheltered barbecue and seating area with gravelled surface, built-in benches and log store, a pergola, outside courtesy lighting, a pedestrian gate leading to the open green area and in the far corner, a barked area with children's timber activity centre and hammock posts. It is impossible to describe such a garden in print, only a personal viewing can show you just how much work has been carried out to create this special garden.

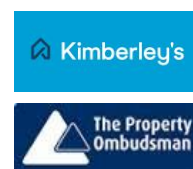
SERVICES Mains drainage, water, electricity and gas.

COUNCIL TAX Band D.

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.

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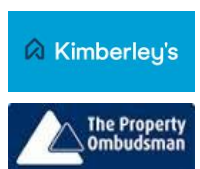


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