



45 Queen Anne Gardens, Falmouth, TR11 4SW

An exceptional, extended, detached bungalow
Spacious, well proportioned, three bedroom accommodation
Bedroom one with full ensuite and dressing room
Presented to a very high standard throughout
Sun room and office
17' living room with freestanding feature wood burner.
High end modern kitchen with built in appliances
Elevated views
Garage and brick driveway
Corner plot in this very desirable location.

Guide £525,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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

01326 311400
www.kimberleys.co.uk

REF: SK7108



This superb, three bedroom property is located on a corner plot within the desirable residential location of Queen Ann Gardens which is popular due to its quiet pleasant none estate feel with mature trees and views on the edge of Falmouth.

The property itself has undergone much improvement by the current vendors, including various extensions and alterations and is now offered for sale in exceptional condition and modernised throughout. It also benefits from further planning permission to convert the attic if required.

The property's light and spacious accommodation comprises in brief; a 17' x 14' living room with wood burner, sun room/conservatory with views and stairs to a clever office room. There is also a beautifully fitted 23'9 kitchen/diner with integrated appliances and solid wood worktops, dining area with vaulted ceiling and doors opening onto a patio, an 18' hallway and a modern family style bathroom with four-piece suite. The master bedroom has a separate dressing room with full en-suite facilities and there are two further bedrooms. The property benefits from UPVC double glazing and gas central heating throughout.

Outside, there is a brick driveway, garage and enclosed lawn to the front that provides a good degree of privacy. A path leads to the side and up to a further nicely finished patio and to the rear there is a further garden with path leading to a rear gate.

**A viewing of this property is a must to appreciate its quality and style.
Why not call for your appointment to view today?**

THE ACCOMMODATION COMPRISES:

HALLWAY 5.59m (18'4") x 3.30m (10'10")

An L-shaped hallway with downlighting, double storage cupboard with shelving within, a radiator and carpet. Doors off to living room, kitchen and accommodation.

LIVING ROOM 5.18m (17'0") x 4.27m (14'0")

Featuring a freestanding wood burner sitting on a granite hearth, an alcove used for storing the logs with a timber shelf above, downlighting and finished with timber floor doorway through to kitchen



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.



SUNROOM/CONSERVATORY 5.49m (18'0") x 4.57m (15'0")

UPVC double glazed windows with elevated views over the garden, Queen Ann Gardens and countryside beyond towards Swanpool, double glazed roof, wall lights and finished with a timber floor. A feature spiral staircase leads down to the office area.

OFFICE ROOM 5.33m (17'6") x 1.52m (5'0")

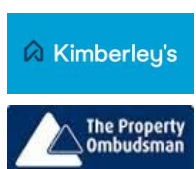
UPVC double glazed window overlooking the garden, UPVC double glazed door opens to the side of the property, downlighting, wall light, radiator and finished with a timber style floor.

**KITCHEN/DINER 7.24m (23'9") x 3.51m (11'6") Total measurement.****KITCHEN 4.42m (14'6") x 2.51m (8'3")**

A beautifully fitted modern kitchen comprising of a wide range of base units consisting of cupboards and drawers with white doors, solid walnut worktop surface with tiled splashback incorporating a one and a half bowl sink with drainer and designer mixer tap over, four ring induction electric hob with stainless steel extractor unit over, electric double oven, integrated dishwasher and washing machine, an illuminated wine cooler, downlights, UPVC double glazed window with outlook to the side, and timber effect flooring.



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DINING ROOM 3.51m (11'6") x 2.67m (8'9")

A light and airy recent extension to the property with a high vaulted ceiling with single beam, Velux style windows, spotlights and centre light, UPVC double glazed patio style doors opening onto a pleasant patio area that is in keeping with the property, UPVC double glazed door opening onto rear, radiator, timber effect floor.



BEDROOM ONE 4.42m (14'6") x 3.05m (10'0")

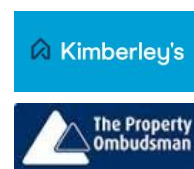
UPVC double glazed windows with views over front garden and surrounding area, radiator, ceiling light and finished with a carpeted floor. A doorway leads through to a dressing room.

DRESSING ROOM 3.51m (11'6") x 1.37m (4'6")

Floor to ceiling his and hers wardrobes with clothes rails and storage within, spotlights, UPVC double glazed window, radiator, carpeted flooring and door through to en-suite.



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EN-SUITE

A beauty fitted modern en-suite comprising; walk in tiled shower with a shower rose, wash hand basin with storage under tiled splashback, low-level to WC, heated towel rail, UPVC double glazed frosted window, extractor fan, spotlights and finished with a timber effect floor.



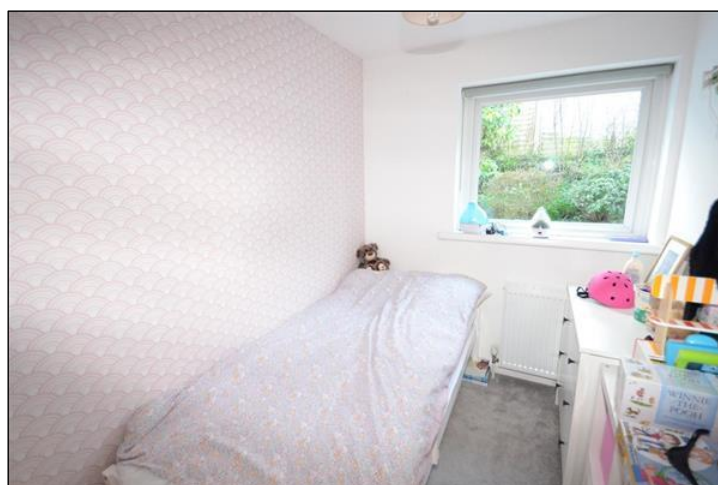
BEDROOM TWO 3.66m (12'0") x 2.62m (8'7")

UPVC double glazed window with outlook to the rear garden. A Coved ceiling with ceiling light, radiator, finished with a carpeted floor.

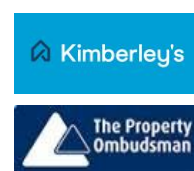


BEDROOM THREE 2.62m (8'7") x 1.98m (6'6")

UPVC double glazed window with outlook to the rear garden, radiator, ceiling light and finished with a carpeted floor.



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BATHROOM

A nicely finished family style bathroom comprising of a four piece suite, panelled bath, separate shower cubicle with mixer shower and shower rose with sliding Perspex screen, wall mounted sink with mixer tap and storage under and a low level WC, tiled walls with feature alcoves, UPVC double glazed frosted window to rear, extractor fan, downlights, heated towel rail, finished with a timber effect vinyl flooring.



GARAGE 5.41m (17'9") x 3.30m (10'10")

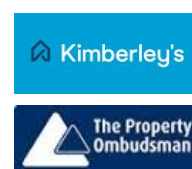
To the front of the property is a brick driveway providing parking for vehicles in addition to the garage. The garage has a metal up and over door, light, power and a fuse box.

GARDEN

To the front of the property is a pleasant, enclosed garden with a good degree of privacy which is mainly laid to lawn with mature plant and shrub borders. To the side of the property a path and steps lead to a tasteful patio area that is ideal for barbecues and entertaining. At the rear of the property there is a further garden with a path that leads to a rear gate.



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SERVICES Mains electricity, water, drainage and gas.

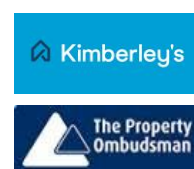
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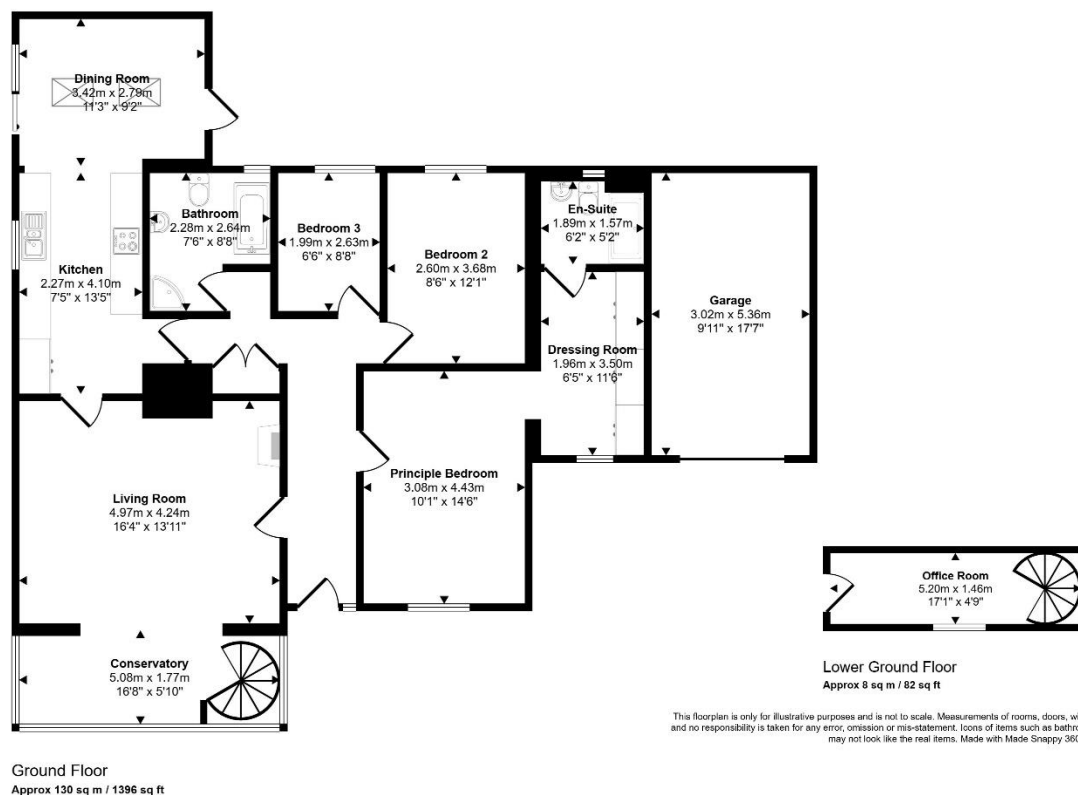
MONEY LAUNDERING

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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Viewing strictly by appointment

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