



Lanner Moor

A superb 'Brand New' detached house
Built with the latest high specifications
10 year Built Zone construction guarantee
Highly energy efficient, compliant to 2025 regulations
Air source heat pump heating, solar panels
Fabulous comprehensive fitted kitchen and utility room
Open plan living/dining/kitchen areas
Four bedrooms, two luxurious bathrooms
Landscaped South facing gardens with patio
Integral garage and generous driveway parking

Guide £475,000 Freehold

AWAITING EPC

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

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www.kimberleys.co.uk

REF: SK7100



We are delighted to offer for sale, this fantastic new four bedroom detached residence set in an elevated and convenient location at Lanner Moor on the edge of this popular village, just off the A393 and having easy access to the A39 and A30 plus good transport links to the surrounding area.

FROM THE BRICK PAVED DRIVEWAY, AN ACCESSIBLE PAVED RAMP LEADS TO A COMPOSITE FRONT DOOR GIVING ACCESS TO:

THE ACCOMMODATION COMPRISES:

RECEPTION HALL

With engineered oak flooring and under floor heating which runs throughout the ground floor, a staircase to the first floor, light oak door leading to the cloakroom, part glazed oak door leading to the sitting/dining room.

CLOAKROOM

With obscure double glazed window to the front.



SITTING/DINING/KITCHEN AREA

SITTING/DINING AREA 8.08m (26'6") x 3.40m (11'2")

A delightfully bright open plan reception room which has UPVC double glazed windows enjoying a pleasant outlook over the front aspect and double glazed patio doors taking you out to a broad paved patio and the gardens at the rear which have a sunny Southerly aspect, TV aerial point, telephone point, satellite point, a continuation of the engineered oak flooring with under floor heating, part inset spotlighting and pendant lighting to the dining area, open plan to the kitchen.



KITCHEN 2.95m (9'8") x 2.84m (9'4")

A luxury kitchen with double glazed window enjoying a lovely aspect over the South facing rear gardens. Comprehensively fitted with a full range of matching wall and base units, quartz wrap around work surfaces with tiled splash backs over, inset one and a half bowl sink unit with mixer tap, breakfast bar, a range of quality appliances including an inset four-ring electric hob, stainless steel back plate extractor hood, double glazed window enjoying a delightful aspect over the south facing garden, engineered oak flooring with under floor heating, and light oak door leading to:

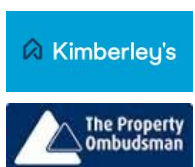


UTILITY ROOM 3.05m (10'0") x 1.78m (5'10") plus door recess 1.02m (3'4") x 1.02m (3'4")

Light oak internal door to and from the kitchen, deep under stairs storage cupboard housing the manifold for the under floor heating system and electric consumer unit, personal door to the garage.



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.



STAIRCASE FROM HALL TO:

FIRST FLOOR LANDING

Access to insulated loft space, a large double cupboard housing the GE back ventilation system and the pressurised hot water system, light oak internal doors leading to all four bedrooms and the bathroom.

PRINCIPAL BEDROOM 3.61m (11'10") x 3.48m (11'5") plus two recesses.

With a radiator, ceiling drop light, TV and telephone point, UPVC double glazed window enjoying a pleasant outlook to the front aspect towards the countryside on the horizon, fitted carpet, light oak door leading to:



EN-SUITE BATHROOM 2.49m (8'2") x 1.83m (6'0")

Luxuriously appointed with a white suite comprising: panelled bath, chrome mixer tap and shower attachment, rainfall and telephone hand shower fully tiled surround and glass screening, inset ceiling spotlights, extractor fan, wash hand basin with chrome mixer taps set on a vanity unit, incorporated low flush wc alongside, Velux double glazed window, slate tiled flooring, chrome ladder style heated towel rail, light oak internal door.



BEDROOM TWO 3.23m (10'7") x 2.77m (9'1") plus door recess.

Having a UPVC double glazed window enjoying a sunny Southerly aspect over the rear gardens, radiator, central ceiling drop light, fitted carpet, light oak internal door.



BEDROOM THREE 3.43m (11'3") x 2.74m (9'0") including wardrobe recess 1.70m (5'7") x 0.69m (2'3")

With double glazed window enjoying a sunny Southerly aspect over the rear gardens, radiator, central ceiling light, light oak internal door.



BEDROOM FOUR 2.51m (8'3") x 2.01m (6'7")

Having a radiator, central ceiling light, UPVC double glazed window to the side aspect, fitted carpet, light oak internal door.



FAMILY BATHROOM 2.24m (7'4") x 1.93m (6'4")

A contemporary white suite comprising; P-shaped shower bath, mixer taps and shower attachment, rainfall and conventional shower head, fully tiled surround and curved glass screening, wash hand basin set in a full width vanity unit, contemporary mixer tap over, low flush wc, chrome ladder style heated towel rail, inset ceiling spotlights and extractor, frosted double glazed window and fitted mirror, slate effect tiled flooring and light oak internal door.



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.



OUTSIDE

This select development is approached over a tarmacadam driveway with the house having its own grey herringbone brick driveway with newly seeded lawn to the right. The driveway provides parking for two family sized vehicles.

GARAGE 6.02m (19'9") x 2.84m (9'4")

With electric remote control roller door, light and power, frosted UPVC double glazed door leading to the garden, inset ceiling lights and personal door to the house.

GARDENS

At the rear of the house there are delightful sunny South facing gardens which offer a broad paved patio which continues as a pathway to a gate and that leads to the front of the property. For ease of maintenance there will be a Astro Turf lawn which is surrounded by secure timber fencing.

SERVICES

Mains electricity, water, drainage and under floor heating to the ground floor and radiators to the first floor powered by an air source heat pump.

COUNCIL TAX To be advised.

NB

CGI images are for illustration purposes only.

