



Lanner

A fantastic brand new detached executive house
Built to a high specification throughout
10 year Build Zone Construction Guarantee
Four double bedrooms, principal en-suite
Luxury family bathroom, cloakroom
Superb open plan L-shaped kitchen/dining/living space
Double garage and substantial driveway parking
Fabulous, fitted kitchen with appliances, separate utility room
Large South facing gardens with generous paved terrace
Air source heat pump heating to comply with 2025 regulations

Guide £585,000 Freehold

**ENERGY EFFICIENCY RATING
BAND B**

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

01326 311400
www.kimberleys.co.uk

REF: SK7048



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

The house comes with a 10 year Build Zone Guarantee, a warranty accepted by the construction industry and financial institutions allowing clients to buy a quality home with confidence.

The accommodation is generous and finished to a high standard with imagination and style which would be expected from such a quality builder and in brief comprises; a stunning vaulted entrance hall, cloakroom, utility room and large L-shaped kitchen/dining/sitting room on the ground floor with patio doors leading out to the garden from the living space whilst on the first floor are four double bedrooms with the principal bedroom having an en-suite shower room, further luxury bathroom. The house is approached over a sweeping tarmac driveway which leads to the front with a substantial driveway suitable for 3/4 vehicles in front of the double garage. There is an area laid to lawn at the front whilst to the rear there is a generous paved terrace which leads to a large garden which is also of a great size and southerly facing.

The village of Lanner offers a great community and benefits from a convenience store, two public houses, churches, village school and petrol station with additional convenience store. There is a regular bus service and the mainline train station at Redruth is some 1 1/2 miles away. The A30 and A39 are easily accessible.

THE ACCOMMODATION COMPRISES:

From the driveway a pathway laid to paving leads to the composite double glazed front door providing access to:

ENTRANCE HALL

A superb welcome to the property which really sets the standard for the home being double height with feature double glazed windows that run from floor to ceiling, engineered oak flooring with under floor heating run throughout the ground floor, light oak doors leading to cloakroom, utility room and kitchen with part glazed oak double doors leading to the sitting/dining room, stairs rising to first floor landing with oak and glass balustrades, under stairs cupboard housing the manifold for the under floor heating system and electric consumer unit.

CLOAKROOM

Obscure double glazed window to the front, fully tiled with a contemporary suite in white comprising; a concealed cistern low flush wc and wash hand basin with cupboards under and display shelving, a continuation of the engineered oak flooring with under floor heating, wall mounted extractor fan.

UTILITY ROOM 2.29m (7'6") x 1.78m (5'10") excluding entrance hall.

Double glazed window to the front, modern matching base and wall mounted units, roll edge work surfaces with tiled splash backs, inset composite sink with mixer tap over, a continuation of the engineered oak flooring with under floor heating, space and plumbing for washing machine, inset lighting.

SITTING/DINING/KITCHEN AREA

L-shaped and flooded with light due to the southerly aspect, a wonderful space to relax and entertain.



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SITTING/DINING ROOM 9.02m (29'7") x 5.26m (17'3") maximum measurements.

A stunning space accessed by two part glazed oak double doors, two sets of double glazed sliding patio doors lead to the rear garden with one triple door in the sitting area and one double door in the dining area, TV aerial point, telephone point, satellite point, a continuation of the engineered oak flooring with under floor heating, part inset lighting and pendant lighting to dining area, opening to kitchen.



KITCHEN 3.78m (12'5") x 2.90m (9'6")

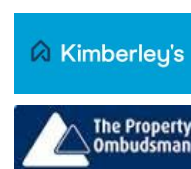
A luxury kitchen with a double glazed window to the front aspect and comprehensively fitted with a full range of matching base and wall mounted units, quartz work surfaces to four sides with tiled splash back, inset composite single drainer sink unit with mixer tap, inset four-ring electric hob with stainless steel extractor over, integrated oven, integrated microwave, integrated refrigerator/freezer and integrated dishwasher, inset lighting, a continuation of the engineered oak flooring with under floor heating, return oak door to entrance hall.



FIRST FLOOR LANDING

A gallery style landing with a glazed oak balustrade, doors leading to all bedrooms and bathroom, cupboard housing pressurised hot water system, access to insulated loft space.

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BEDROOM ONE 3.94m (12'11") x 3.28m (10'9") extending to 4.65m (15'3") in door recess.

Double glazed triple sliding patio doors to the rear aspect overlooking the gardens with a glazed Juliette balcony that has a metal hand rail, two radiators, TV and telephone point, door leading to en-suite.



EN-SUITE SHOWER ROOM

A modern suite in white to comprise; large walk-in shower cubicle with integrated drench shower and additional hand set, low-level flush wc and contemporary wash hand basin with mixer tap and cupboard under, fully tiled walls and tiled floor, towel rail radiator, shaver socket, inset lighting and ceiling mounted extractor.

BEDROOM TWO 4.32m (14'2") x 3.05m (10'0")

Double glazed window to the rear overlooking the gardens, feature sloping ceiling, radiator, TV and telephone points, door leading to bathroom.



FAMILY BATHROOM

Being a Jack and Jill bathroom with a luxury modern suite to comprise; large corner shower cubicle with integrated drench shower and additional hand set, wash hand basin with mixer tap set on a high gloss vanity unit with concealed cistern low-level flush wc and panelled enclosed bath with integrated mixer tap and telephone style shower attachment, fully tiled walls, tiled flooring, chrome towel rail radiator, double glazed Velux window to the rear, inset lighting, ceiling mounted extractor.

BEDROOM THREE 3.61m (11'10") x 3.33m (10'11") excluding door recess.

Double glazed window to the front aspect, feature sloping ceiling, radiator, TV and telephone points.

**BEDROOM FOUR 3.61m (11'10") x 3.05m (10'0")**

Double glazed window to the front aspect, feature sloping ceiling, radiator, TV and telephone points.

OUTSIDE

To the front, the house is approached via a rising and sweeping driveway which serves the development. There is a good sized landscaped curved area laid to lawn and a substantial driveway laid to brick paviour that provides off road parking for 3/4 cars and in turn leads to the double garage. A paved pathway leads to the front door. Gated access to either side of the property leads to the rear garden, outside water tap and electric points.

GARAGE 4.85m (15'11") x 4.80m (15'9") maximum measurements.

With electric roller door, three double glazed windows to the rear and obscure double glazed door to the rear leading out onto the terrace, light and power, personal door leading to the main house via the utility room.

To the rear there is a substantial paved terrace immediately adjacent to the property which wraps around the house and returns to the front with gated access to both sides. This is bordered by low walling and steps lead up to the remainder of the garden which is laid to level lawn and extends to the rear boundary. The rear garden is southerly facing and so enjoys the sunshine throughout the whole day, electric points and air source heat pump unit, outside lighting.

SERVICES Mains electricity, water and air source heat pump heating.

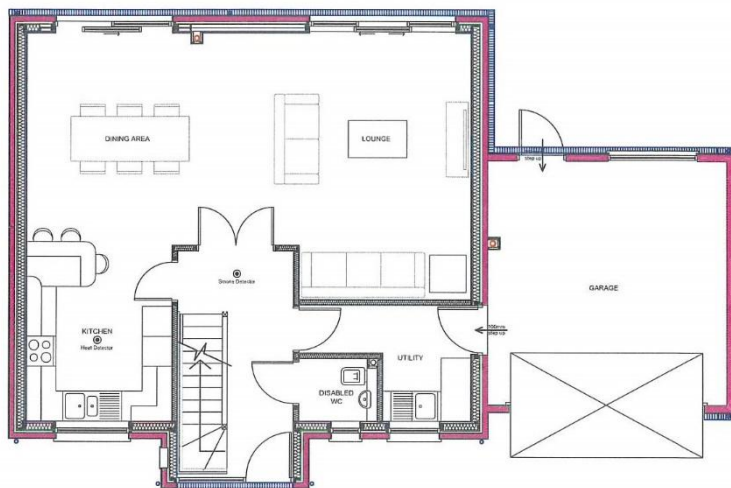
COUNCIL TAX – BAND E

MAINTENANCE CHARGES

There is a £60.00 per month charge for each of the properties on the development towards the upkeep of the driveway and gardens.

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.

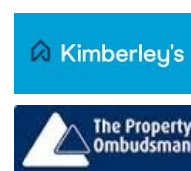


 **ground plan**
Scale: 1:100



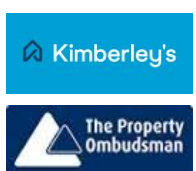
 **first floor plan**
Scale: 1:100

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