



Falmouth

A large semi-detached family home
Set in a favoured residential location
Surrounded by secure, sunny gardens
Offering plenty of potential to personalise
Gas central heating, double glazing
Spacious accommodation on three floors
Two reception rooms (both with wood burners)
Fitted kitchen, utility room and cloakroom
Four bedrooms (one en-suite), family bathroom/wc
Driveway parking for two cars at the side

Guide £600,000 Freehold

AWAITING EPC

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

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www.kimberleys.co.uk

REF: SK7165



We are highly delighted to offer as our clients appointed sole agents, this substantial, four bedroom, semi-detached family home, set on a bold, secure corner position in one of Falmouth's most sought after and convenient locations, just off Woodlane, within walking distance of the town centre, the harbour, the sea front with Castle and Gyllyngvase Beaches and the branch line railway station at The Dell which connects to the cathedral city of Truro.

The house has attractive and distinctive double fronted elevations and spacious accommodation spanning three floors which together with the generous corner gardens make this perfect for a growing family looking to embrace town centre living in Falmouth.

The house is packed with features including gas central heating by radiators, UPVC double glazing (where stated), a fireplace in each reception room (both with wood burning stoves), some wooden floors and a fitted kitchen with built-in appliances. It still leaves lots of potential for new owners to personalise the property and create a home that suits their own style of living. Our client has been here since 2006 and is now downsizing to a smaller home releasing well proportioned accommodation including on the ground floor, a reception hall, sitting room, dining room open plan to the fitted kitchen and a door leading to the rear lobby and cloakroom. A staircase from the reception hall turns to the first floor which offers three bedrooms (one en-suite) and finally on the top floor, a large main bedroom with views to The Docks, Pendennis Castle and Keep and Ships and Castles swimming pool.

Being such a popular area, homes in this location are rarely available so we highly recommend an immediate personal viewing to avoid disappointment.

Why not call our sales team and arrange a visit today?

THE ACCOMMODATION COMPRISES:

UPVC double glazed front door with matching side panel to:

ENTRANCE PORCH

With quarry tiled flooring, original frosted glazed front door with matching wide panel to:

RECEPTION HALL

A bright introduction to the house with ceramic tiled flooring, double radiator, ceiling drop light, cloaks cupboard, access to principal rooms.

SITTING ROOM 5.03m (16'6") x 3.35m (11'0")

A bright dual aspect main reception room which has broad UPVC double glazed windows overlooking the front and two double glazed windows either side of the fireplace overlooking the patio (all with Venetian

blinds), double radiator, wooden floor, a focal point pine and dark slate tiled fireplace, inset wood burning stove set a slate tiled hearth, TV aerial point, central ceiling light, coved cornicing, six-panelled pine internal door.



DINING ROOM 3.35m (11'0") x 3.35m (11'0") plus angular bay.

Another bright reception room with broad UPVC double glazed window and Venetian blind overlooking the front garden, wooden flooring, a wood burning stove set on a raised polished granite hearth, alcove double wall cupboard and matching base unit with solid wood surface, TV aerial point, double radiator, coved cornicing, central ceiling light, open plan to:



KITCHEN 3.35m (11'0") x 2.44m (8'0")

Having a bright aspect with plenty of natural light which streams in through a broad UPVC double glazed window with roller blind overlooking the rear courtyard garden. Equipped with a range of matching wall and base units, solid wood work surfaces and metro tiling over, 1 1/2 bowl double drainer stainless steel sink unit with cutlery drainer and chrome swan neck mixer tap, a range of appliances including a four-ring stainless steel gas hob and cooker hood over, microwave oven and single fan assisted oven set in housing alongside, new refrigerator and freezer, dishwasher, double radiator, ceramic tiled flooring, broom cupboard, door to:



REAR PORCH

With under stairs storage cupboard which has plumbing for washing machine, multi-paned door to outside.

CLOAKROOM/WC

With white suite comprising; low flush wc, wall mounted gas central heating boiler, frosted double glazed window, roller blind, continued ceramic tiled flooring, pine internal door.

TURNING STAIRCASE FROM RECEPTION HALL TO:

FIRST FLOOR LANDING

With UPVC double glazed window at the mezzanine level, airing cupboard with lagged copper cylinder, immersion and slatted shelving.

BEDROOM ONE 4.50m (14'9") x 3.35m (11'0")

A bright dual aspect having broad UPVC double glazed window overlooking the front aspect with views to Pendennis Castle, Keep and the swimming pool, two double glazed flank windows overlooking the side garden, double radiator, wall-to-wall fitted wardrobe cupboards with four full length mirrored sliding doors concealing hanging space and shelving, coved cornicing, fully tiled shower cubicle with thermostatically controlled electric shower and screening, bidet, half tiled walls, wash hand basin set on a high gloss white vanity unit with fitted mirror over, pelmet lighting around the shower, central ceiling light, six-panelled internal door.



BEDROOM TWO 3.43m (11'3") x 3.35m (11'0")

Again, with broad UPVC double glazed window and Venetian blind overlooking the front garden, six-panelled internal door, single radiator.



BEDROOM THREE 2.44m (8'0") x 2.39m (7'10")

Having a UPVC double glazed window overlooking the rear garden, coved cornicing, radiator, six-panelled internal door.

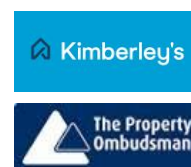


BATHROOM 1.78m (5'10") x 1.52m (5'0")

With white suite comprising; panelled bath, contemporary chrome easy-on mixer tap, Mira Sport thermostatically controlled electric shower and shower screen, china wash hand basin with contemporary chrome easy-on mixer tap set on a high gloss white vanity unit, frosted double glazed window, vinyl flooring, extractor fan, six-panelled internal door, ladder style heated towel rail, fitted mirror, fully tiled walls.



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.



TURNING STAIRCASE FROM FIRST TO:

SECOND FLOOR LANDING

Having a double glazed window and Venetian blind.

BEDROOM FOUR

With limited headroom in parts. A large top floor bedroom with broad UPVC double glazed window enjoying pleasant views to Falmouth Docks, Ship and Castles swimming pool, Pendennis Castle, Keep and gardens, radiator, base built-in storage cupboard.



OUTSIDE

PARKING

You will find two off road parking spaces in the driveway in the top left hand corner of the garden. This is approached through Grovehill Drive.

GARDENS

The house is set on a bold corner plot which is all well fenced along the boundaries giving privacy, seclusion and security for free range children and animals and a timber gateway leads into a coloured flagstone pathway which bisects two areas of lawn and continues across to the front door and widens to the left hand side into a delightful large paved patio and barbecue area which is perfect for entertaining your family and friends and a gateway from here leads into the parking space. The garden continues alongside the house around into a sheltered, sunny Mediterranean style gravelled courtyard garden with outside cold water supply, paved stepping stone

pathway to the back door and a generous timber gardens shed which is included in the sale.

COUNCIL TAX Band D.

SERVICES Mains drainage, water, electricity and gas.



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.