



## Flushing

Three-bedroom family home  
Sought after waterside village of Flushing  
Large living room with feature fireplace and wood burner  
Large modern fitted kitchen  
Hobbies/Utility room  
Oil fired central heating, double glazing  
Low maintenance gardens to the front and rear  
Brick herringbone driveway with parking for two cars  
Walking distance to the village and harbour  
An internal viewing highly recommended

**Guide £345,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND E**

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REF: SK7193



Located within the very desirable harbourside village of Flushing, this three bedroom double fronted family home offers well-proportioned accommodation.

The property enjoys views over Flushing, open countryside and with views across to Falmouth. The property benefits from a large integrated kitchen/diner, a good sized living room, additional hobbies room, with gardens and off-road parking for two cars.

The popular village of Flushing is located on the banks of the Penryn River and sits opposite the harbour town of Falmouth which is served by a regular ferry service. The village offers a good range of facilities including a village store, Flushing Sailing Club and quayside cafe, a farmers market offering local produce along with a primary and junior school. The traditional Royal Standard public house with its open log fire is nearby along with the new Harbour House Restaurant which has recently opened with a Green Michelin Star chef in residence! A stroll along the cliff will take you to Mylor Yacht Club that provide tasty breakfasts whilst overlooking the boats. Further more comprehensive facilities can be found in the surrounding towns of Penryn and Falmouth that are approximately two miles and four miles away respectively.

**As our vendors sole agents, we highly recommend a viewing.**

**Why not call for a personal viewing today?**

#### **THE ACCOMMODATION COMPRISES:**

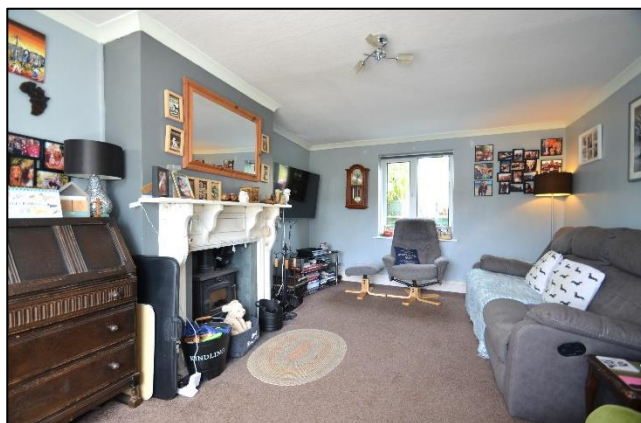
Paved brick driveway with parking for two cars, steps lead to a raised, low maintenance garden mainly laid to gravel with featured stone walling. Further steps take you to an additional decked area, enclosed by balustrading and provides a perfect seating area. UPVC double glazed front door to:

#### **ENTRANCE HALL**

Plastered ceiling with centre light, tiled floor and closed tread staircase leading to the first-floor landing, doors to:

#### **LIVING ROOM 5.18m (17'0") x 3.43m (11'3")**

A dual aspect room with two UPVC windows outlook to the front and the rear gardens. Feature fireplace with wood burner (not tested) and a timber mantel piece over, coved cornicing, centre ceiling light, radiator and finished with a carpeted floor.



#### **KITCHEN/DINER 4.98m (16'4") x 3.66m (12'0")**

A spacious dual aspect room with a large fitted modern kitchen comprising a range of matching wall and base units, timber effect role top work surfaces, tiled splashback, inset four ring electric hob, with black extraction canopy over, built in eye level stainless steel double electric oven, stainless steel one and a half bowl sink with drainer and mixer tap, a fridge freezer, space for a dishwasher, room for a dining table, plastered ceiling with downlights, two UPVC double glazed windows, overlooking the front and rear of the property, radiator and finished with a tiled floor.







Door to useful walk-in cupboard currently housing a utility area, oil fired central heating boiler providing domestic hot water and central heating facilities and storage space.

#### **HOBBIES/UTILITY ROOM 2.67m (8'9") x 2.39m (7'10")**

With a range of base units comprising of cupboards and drawers, roll top worktop to two sides, space for washing machine, wall lights, tiled floor, UPVC double glazed window, and a door opening on to the rear garden.



#### **STAIRS AND LANDING**

A closed tread staircase with balustrade handrail leading to the first-floor landing, radiator, UPVC double glazed window to the rear garden, ceiling light, loft hatch with access to the roof space, door to airing cupboard with shelving.

#### **SHOWER ROOM**

A nicely fitted shower room comprising of a white three-piece suite, enclosed shower cubicle with glass surround, electric shower over with riser rail and adjustable head, wall mounted sink, low level WC, part tiled walls, chrome heated towel rail, UPVC frosted double glazed window, centre light.



#### **BEDROOM ONE 3.12m (10'3") x 3.45m (11'4") (14'x7' into recess)**

UPVC double glazed window overlooking Flushing, the countryside and Falmouth in the distance, coved cornicing, centre light, radiator, carpets, walk-in storage area.



#### **BEDROOM TWO 3.61m (11'10") x 3.66m (12'0")**

UPVC double glazed window with outlook to the front, coved cornicing, centre light, built in wardrobe with storage, radiator and finished with timber floorboards.



### **BEDROOM THREE 2.74m (9'0") x 2.36m (7'9")**

UPVC double glazed window to the rear, radiator, coved cornicing, centre light, wall mounted cupboards, and finished with timber floorboards.



### **OUTSIDE**

#### **GARDENS**

To the front of the property is a raised low maintenance garden with an enclosed decked area. To the rear there is a further low maintenance raised garden with patio, with a gates to the rear, wood store, useful garden shed, oil tank and enclosed by fencing.



**PARKING** To the front of the property there is a brick paved area providing off road parking for two vehicles.

#### **COUNCIL TAX**

BAND C

#### **SERVICES**

Electricity, mains water, drainage, and oil-fired heating

#### **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.

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.

