



Penryn

A substantial five bedroom home plus annexe
Set in a small quiet cul-de-sac
Perfect for an extended family
Well presented and spacious accommodation
Gas central heating, UPVC double glazing
Fitted kitchen with some appliances
Sitting room/bedroom five, lounge, dining room
Brand new, detached, one bedroom annexe
Paved courtyard gardens and driveway parking
Being sold with 'no onward chain'



Guide £435,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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REF: SK7198



We are delighted to offer as our clients sole agents, this well presented, substantial, four/five bedroom semi-detached house which comes with a 'brand new' detached one bedroom annexe making this perfect for an extended family or someone looking for a separate home office space.

The house is being sold with 'no onward chain' making this an easy purchase for a keen buyer who is looking for a home which is ready for occupation from the day of completion.

The main house is packed with features including; gas fired central heating by radiators (new boiler), UPVC double glazed windows and doors, quality LVT wood finish flooring, replacement internal doors, two open fireplaces and built-in wardrobes in the bedrooms.

The newly finished detached annexe is fully self contained and opens up many possibilities and could be used for an extended family or also someone looking for the ultimate private home office.

Outside the property there is an open plan front garden with driveway parking and at the rear, paved patio areas serving both properties.

This small cul-de-sac is a perfect location within walking distance of Penryn railway station which connects Falmouth to the cathedral city of Truro and a bus stop at the end of the close will take you to the surrounding towns. The town centre and the Tremough Campus are both within easy walking distance with the town providing a range of independent shops and cafes and highly respected primary and secondary schooling.

THE ACCOMMODATION COMPRISES:

UPVC double glazed front door with leaded light privacy panel leading into:

ENTRANCE VESTIBULE

With coat hooks either side and mat well, open doorway to:

INNER HALLWAY

With LVT hard wearing wood finish flooring, staircase with fitted carpet to the first floor and access to principal rooms.

RECEPTION TWO/BEDROOM FIVE 3.66m (12'0") x 3.28m (10'9") measured into recess.

Having an angular bay and double glazed window enjoying a pleasant outlook over the front garden, focal point open tiled fireplace (not tested), double radiator, built-in roll top dresser surface with fitted mirror alongside the fireplace, fitted carpet, under stairs storage cupboard, deep walk-in cupboard housing a Worcester gas central heating boiler, two six-panelled fire doors, one leading into the kitchen and the other from the reception hall.



SITTING ROOM 3.66m (12'0") x 3.66m (12'0")

A lovely bright sitting room which enjoys plenty of sunshine during the morning and having a focal point dark wood and ceramic tiled open fireplace (not tested), alcove book and display shelving, coved cornicing, UPVC double glazed window enjoying a pleasant outlook over the front garden, double radiator, continued LVT hard wearing wood finish flooring, six-panelled internal door, TV aerial point, open plan to:



DINING ROOM 4.50m (14'9") x 3.71m (12'2")

Another spacious reception room, again with continued LVT hard wearing wood finish flooring, broad double glazed sliding patio door and fixed side panel enjoying a pleasant outlook and giving access to the patio garden, double radiator, double opening multi-paned doors leading to:

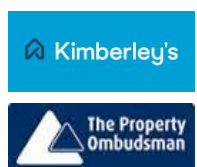


FITTED KITCHEN

Well equipped with a range of matching wall and base units, wrap around work surfaces and ceramic tiling over, single drainer stainless steel sink unit with chrome swan neck mixer tap, electric ceramic hob and cooker hood over, double oven under, space and plumbing for washing machine, space for under counter condensing tumble dryer, coved cornicing, stainless steel spotlights on tracking, continued LVT hard wearing wood finish flooring, radiator, double glazed window overlooking the rear, wall mounted electric consumer box, frosted double glazed door to outside, return panelled door to the hallway.



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 RECEPTION HALL TO:

FIRST FLOOR SPLIT-LEVEL LANDING Fitted carpet.

BEDROOM FOUR 3.25m (10'8") x 2.06m (6'9") plus recess 0.91m (3'0") x 0.61m (2'0")

A bright medium sized double bedroom having a broad UPVC double glazed window with a pleasant outlook over the front garden towards countryside, radiator, large double fitted wardrobe cupboard housing hanging space and shelving, fitted carpet, coved cornicing, six-panelled internal door.



BATHROOM 2.13m (7'0") x 1.45m (4'9")

Well appointed with a white suite comprising: large panelled shower bath, chrome mixer tap and telephone hand shower, thermostatically controlled electric shower, fully tiled surround and screening, pedestal hand wash basin with chrome hot and cold taps, fitted mirror and shaver light over, hard wearing wood finish flooring, low flush wc, chrome ladder style heated towel rail, accessory recess, extractor fan, frosted double glazed window, six-panelled internal door.



BEDROOM ONE 3.66m (12'0") x 2.92m (9'7")

With broad UPVC double glazed window enjoying a pleasant outlook over the front garden, original painted cast iron fireplace, twin double fitted wardrobes cupboards either side, over bed book and display shelving, fitted carpet, coved cornicing, fitted mirror, six-panelled internal door.



STAIRCASE FROM FIRST TO TOP LANDING With fitted carpet.

BEDROOM THREE 3.05m (10'0") x 2.92m (9'7")

Having a double glazed window overlooking the rear, fitted carpet, radiator, twin double fitted wardrobe cupboard, dresser surface and fitted mirror over, six-panelled internal door.



BEDROOM FOUR

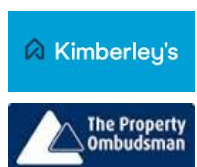
Again with double glazed window overlooking the rear, large double fitted wardrobe cupboard, dresser surface and fitted mirror alongside, radiator, coved cornicing, fitted carpet, six-panelled internal door.



BATHROOM 2.08m (6'10") x 2.06m (6'9")

Luxuriously appointed with a white suite comprising; large shower bath with chrome hot and cold taps, chrome mixer shower with rainfall and separate conventional head, fully tiled surround and glass shower screen, extractor fan, low flush wc, pedestal hand wash basin with chrome hot and cold taps, fitted mirror and shaver light over, two towel rails, mirrored bathroom cabinet with open shelving alongside, fully tiled walls, hard wearing wood finish flooring, frosted double glazed window, six-panelled internal door.

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DETACHED ANNEXE

To the rear of the main house you will find this brand new detached annexe which will be perfect for an extended family with a dependent relative or an independent teenager or even for someone looking for a separate and private work from home space. A pathway leads across the paved patio and around to the annexe.



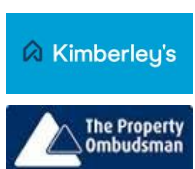
THE ACCOMMODATION COMPRISES: A composite front door leads into:

LIVING ROOM/KITCHEN 5.64m (18'6") x 4.32m (14'2")

A delightful and bright dual aspect room with UPVC double glazed windows overlooking the front and rear aspects and having plenty of power points, LVT hard wearing wood finish flooring, exposed roof timbers and pitched roof, three stainless steel drop light and further spotlights, two radiators, a TV aerial point, door to the bedroom.



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KITCHEN AREA

Well equipped with a range of matching wall and base units in high gloss white, brushed steel handles, fitted work surfaces and black and white metro tiling over, single drainer stainless steel sink unit with swan neck mixer tap and cutlery drainer, a range of appliances including an electric ceramic hob with stainless steel extractor hood over, single fan assisted oven under, a built-in refrigerator and freezer, space for washing machine or dishwasher.

A stainless steel retractable loft ladder leads to an attic storage space.

LIGHT OAK INTERNAL DOOR TO:

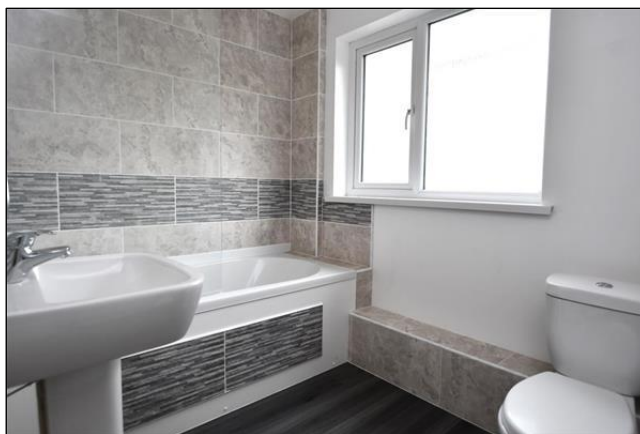
DOUBLE BEDROOM 2.87m (9'5") x 2.62m (8'7")

Having a double glazed window overlooking the rear, fitted carpet, inset ceiling spotlights, light oak doors concealed concealing a double fitted wardrobe cupboard, second light oak internal door leading to:



BATHROOM 2.64m (8'8") x 1.85m (6'1") plus door recess.

Luxuriously appointed with a white suite comprising; large panelled shower bath, contemporary chrome mixer, chrome mixer shower, fully tiled surround, a rainfall and separate conventional shower head, glass shower screen, pedestal wash basin with contemporary chrome mixer tap and tiled splash back, low flush wc, hard wearing wood finish flooring, frosted double glazed window, extractor fan, spotlights.

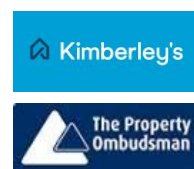


OUTSIDE

DRIVEWAY

In front of the house there is a driveway with parking for two vehicles with raised well stocked flowerbeds alongside. To the right of the driveway sits a small garden with lawn, mixed hedging along the connecting and front boundaries. From the parking area, a driveway continues alongside the house with cold water supply attached to the property and this leads to:

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REAR GARDEN

Having two delightful paved patio areas segregated by smoke glass and stainless steel balustrades and this will allow the annexe to have its own separate area outside. This sheltered area is perfect for relaxing with your afternoon tea and early evening barbecue.

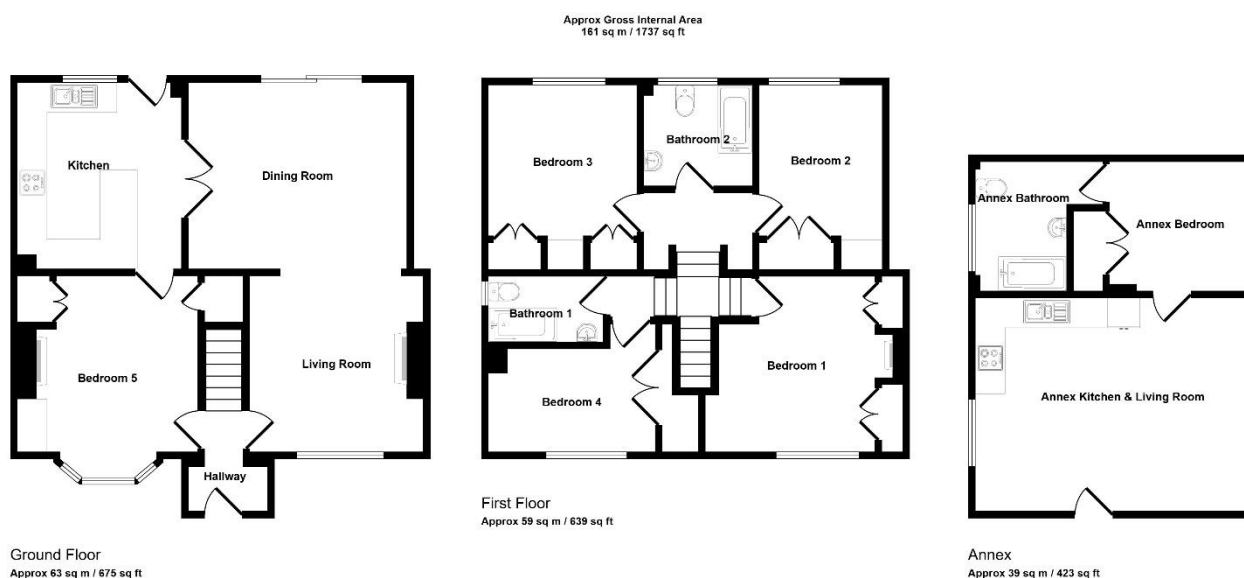


COUNCIL TAX Band D.

SERVICES Mains drainage, water, electricity and gas. Gas central heating with a new boiler in each property.

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.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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