



Falmouth

A well presented, detached family home
Built by Messrs Wainhomes in 2018
One of only three 'Nelson' designs
UPVC double glazed windows and doors
Gas central heating by radiators
Sitting room, cloakroom/wc
Fully fitted kitchen/dining room
Four good bedrooms, ensuite and bathroom
Integral garage and driveway parking
Front and rear landscaped gardens

Guide £465,000 Freehold

**ENERGY EFFICIENCY RATING
BAND B**

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

01326 311400
www.kimberleys.co.uk

REF: SK7227



A great opportunity to own this delightful, four bedroom, detached family home which is set in the final phase of this popular Swanvale development in Falmouth.

Built by Messrs Wainhomes to NHBC standards (with three years remaining), this popular 'Nelson' design is one of only three built here in Falmouth. This well presented family home comes to the market for the first time since our clients purchased their home 'off plan' and it has distinctive and attractive red brick and country stone elevations complimented by UPVC double glazed windows and doors which makes this a virtually maintenance free exterior which is a great advantage to owners with a busy family life. The house is packed with features including; UPVC double glazed windows and doors, gas central heating by radiators, a fully fitted kitchen with built-in appliances and all floor coverings included in the sale.

The well proportioned and planned layout of the house offers bright and spacious accommodation including on the ground floor, an entrance porch, cloakroom/wc, sitting room, fitted kitchen/dining room in high gloss finish with appliances and a personal door leading into the integral garage. A turning staircase from the dining area takes you to a part galleried first floor landing where you will find four bedrooms (principal bedroom en-suite) and a family bathroom in white.

Outside, the property is approached over a driveway with parking for one car in the front, a well screened enclosed front garden with lawn and patio and at the rear, a delightful landscaped garden which has a pedestrian gate leading into an open green area and pathway to the Swanpool Nature Reserve beyond.

Rosva Morgawr is ideally placed for access to Swanpool Beach and Nature Reserve, plenty of local amenities including the parade of shops at Boslowick, two highly regarded junior schools, Boslowick Garage which has its own convenience store and at Penmere Hill, the branch line station will connect you to Falmouth Docks in the East and the cathedral city of Truro in the opposite direction.

**An early viewing is essential to appreciate and secure this fine property.
Why not call for an appointment to view today?**

THE ACCOMMODATION COMPRISES:

UPVC double glazed front door leads into:

ENTRANCE PORCH

With LVT flooring, panelled internal doors to the cloakroom, sitting room and integral garage.

CLOAKROOM/WC

With a white suite comprising; low flush wc, wall mounted hand wash basin and tiling over, radiator, recessed frosted double glazed window, fitted 'hit and miss' blind, radiator, hard wearing wood finish flooring.



SITTING ROOM 4.42m (14'6") x 3.20m (10'6")

With continued LVT wood finish flooring, UPVC double glazed window with Venetian blind enjoying a pleasant outlook over the front garden, TV aerial point, double radiator, panelled internal door to:



KITCHEN/DINING ROOM

KITCHEN SECTION 3.05m (10'0") x 2.59m (8'6")

DINING SECTION 3.43m (11'3") x 2.74m (9'0") being a measurement of an irregular shape.

This is a lovely bright open plan kitchen/dining room with continued LVT wood finish flooring, double glazed window overlooking the garden from the kitchen and large double glazed patio doors enjoying a lovely outlook over the gardens to light woodland beyond. The kitchen is well equipped with a full range of matching wall and base units in high gloss finish, brushed steel handles, wrap around wood block effect work surfaces, over counter lighting and metro tiling, stainless steel gas hob with matching cooker hood over and double oven under, further kitchen appliances including a refrigerator/freezer, dishwasher and washing machine, single drainer stainless steel sink unit with chrome mixer tap and cutlery drainer, directional spotlights, cupboard housing Ideal gas central heating boiler, open plan to the dining area with fitted bookshelves, double radiator and turning staircase to:



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.



PART GALLERIED LANDING

A part galleried first floor landing having fitted bookshelves, over stairs drop lights, airing cupboard with slatted shelving, radiator.

PRINCIPAL BEDROOM 3.35m (11'0") x 3.20m (10'6")

With a broad UPVC double glazed window enjoying a lovely outlook over the landscaped rear gardens to a green area and light woodland beyond, six-panelled internal door, TV aerial point, radiator, panelled internal door to:



EN-SUITE SHOWER ROOM 2.16m (7'1") x 0.97m (3'2")

Luxuriously appointed with a white suite comprising; large walk-in fully tiled shower cubicle with chrome mixer shower and sliding glass screen, wall mounted china hand wash basin with chrome mixer tap and tiled splash back, mirrored bathroom cabinet, shaver point, low flush wc, chrome ladder style heated towel rail, half tiled walls, frosted double glazed window, extractor fan, inset ceiling spotlights.



BEDROOM TWO 3.66m (12'0") x 2.69m (8'10")

plus door recess.

Again, with broad UPVC double glazed window overlooking the front aspect, fitted carpet, radiator, six-panelled internal door.



BEDROOM THREE 3.35m (11'0") x 2.54m (8'4")

UPVC double glazed window enjoying a pleasant outlook over the landscaped rear gardens to an open green area and light woodland beyond, radiator, fitted carpet, six-panelled internal door.



BEDROOM FOUR 2.87m (9'5") x 2.67m (8'9")

A generous fourth bedroom having a UPVC double glazed window overlooking the front aspect, six-panelled internal door, fitted carpet.



FAMILY BATHROOM 1.83m (6'0") x 1.78m (5'10")

With a white suite comprising; handled and panelled bath, mixer tap, shower attachment and fully tiled surround, pedestal wash basin with chrome mixer tap, low flush wc, chrome ladder style heated towel rail, vinyl flooring, frosted double glazed window, Venetian blind, extractor fan, inset ceiling spotlights.



OUTSIDE

INTEGRAL GARAGE 5.59m (18'4") x 2.39m (7'10")

With up and over door, lighting and power and approached via a driveway with parking for one family sized vehicle in front.

GARDENS

To the front of the house sits a delightful, enclosed garden which has been enclosed by high mature hedging and offering lawned areas, Bradstone paved patio and pathway and to the right hand side, a gateway leads to the rear garden. This delightful rear garden can be accessed from the French doors in the dining room onto a decked platform which has galvanised safety rails and metal non-slip steps which take you down to this delightful landscaped garden designed to be a perfect place to entertain your family and friends and with a Bradstone paved pathway across the rear and continuing down to the rear of the garden which has a pedestrian gate leading onto the open green at the rear. This delightful garden has an artificial lawned area, a decked patio with pergola and grapevine over, a selection of raised, well stocked planters sporting a wide variety of plants and shrubs and a children's Wendy house. There is also a storage area under the staircase and cold water supply.



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COUNCIL TAX Band B.

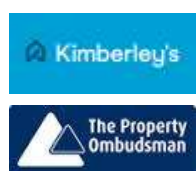
SERVICES Mains drainage, water, electricity and gas.

ESTATE MANAGEMENT CHARGE Approximately £190 per annum (awaiting confirmation).

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

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Approx Gross Internal Area
104 sq m / 1118 sq ft



Ground Floor
Approx 51 sq m / 553 sq ft

First Floor
Approx 52 sq m / 565 sq ft



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