



Penryn

An impressive, detached family residence
Favoured location set in a quiet cul-de-sac
Wholly owned solar panel system
Gas fired central heating, double glazing
Fabulous galleried reception and landing area
Large lounge, separate dining room
Kitchen/breakfast room
Four bedrooms (one ground floor), two bathrooms
Utility, downstairs wc and home office
Delightful gardens to front and rear, off street parking

Guide £525,000 Freehold

**ENERGY EFFICIENCY RATING
BAND C**

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

01326 311400
www.kimberleys.co.uk

REF: SK7224



If you are looking for a superb home with the 'wow' factor then this well presented, three/four bedroom detached residence may be the one you are looking for.

The property is set within a favoured, elevated cul-de-sac location at Round Ring on the outskirts of Penryn and enjoys views from the front and rear across to the town and surrounding area.

The house has well planned accommodation that offers plenty of space to meet the needs of a growing family and in brief comprises; an impressive, galleried reception hall and landing, bedroom four/study, lounge, separate dining room, kitchen/breakfast room, home office, large utility room and a cloakroom/wc on the ground floor. To the first floor there is a principal bedroom with en-suite and dressing room, two further double bedrooms and a family bathroom/wc combined. At the front of the house there is a herringbone brick driveway with parking for two vehicles side-by-side and an open garden with seating area to enjoy the morning sun until lunchtime. At the rear, the gardens are laid for ease of maintenance with extensive paved and gravelled patio areas with steps leading down to another area which is in need of cultivation.

The property has many features including a lower maintenance exterior, double glazed windows and doors, gas fired central heating by radiators, built-in appliances in the kitchen, wood effect flooring and all fitted floor coverings included in the sale.

Within the town there are a good selection of local amenities including Post Office, convenience store, two fish and chip shops, various cafes and galleries, public houses, hairdressers, doctors surgery and specialist independent shops. At the top of the town you will find Penryn Sports College and Junior School and a branch line station which connects Falmouth Docks to the cathedral city of Truro.

An early viewing is highly recommended to appreciate this fine property.

THE ACCOMMODATION COMPRISES:

WOOD GRAIN AND LEADED LIGHT UPVC DOUBLE GLAZED FRONT DOOR WITH MATCHING SIDE PANELS TO:

ENTRANCE PORCH 2.67m (8'9") x 0.99m (3'3")

With tiled flooring, wood and glazed internal door with matching side panel to:

RECEPTION HALL 4.22m (13'10") x 3.00m (9'10")

An impressive introduction to the property with a staircase and galleried landing, double cloak cupboard, parquet effect wood flooring, pitched double glazed leaded light eye-brow window bringing natural light into the hall and landing, double radiator, access to principal rooms.



BEDROOM FOUR 2.84m (9'4") x 2.36m (7'9")

Having sealed unit double glazed windows overlooking the front aspect, radiator, telephone point, coved cornicing, spotlights on tracking, light oak finish internal door.



CLOAKROOM/WC

Suite comprising low flush wc, china wash hand basin with chrome mixer tap and tiled splash back set on a vanity unit, radiator, extractor fan, wood and glazed internal door, vinyl flooring, double glazed window.

LOUNGE 6.86m (22'6") x 5.08m (16'8")

A superb and generous main reception room which offers a focal point wood burner set on a hearth, coved cornicing, plenty of natural wood, three recessed UPVC double glazed windows overlooking the gardens to the rear, three concealed radiators, light oak finish internal door.



DINING ROOM 4.47m (14'8") x 3.89m (12'9")

Featuring a wood ceiling, light oak finish internal door, concealed refrigerator, dado rail, double glazed sliding patio door leading onto an enclosed rear garden.



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.



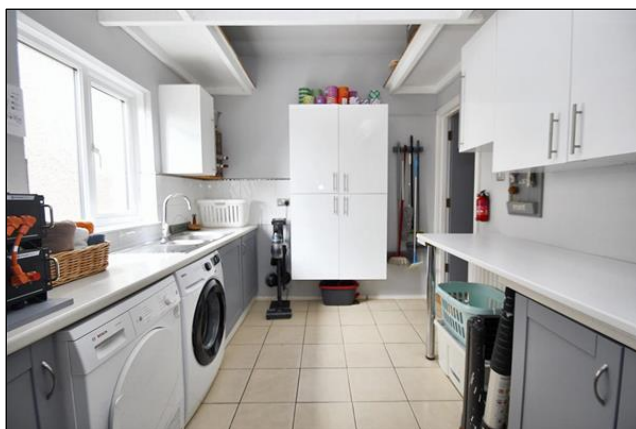
KITCHEN/BREAKFAST ROOM 5.08m (16'8") x 3.05m (10'0")

Equipped with a range of contemporary, matching wall and base units , wood roll top work surfaces and glass splashbacks over, 1 1/2 bowl single drainer sink unit with chrome mixer tap, integrated hob, dishwasher, refrigerator and double oven, vinyl flooring, TV aerial point, dual aspect double glazed windows overlooking the front aspect and double glazed flank window, frosted double glazed door to outside, coved cornicing, spotlights on tracking.



UTILITY ROOM 3.63m (11'11") x 2.64m (8'8")

Equipped with a range of base units, roll top work surfaces and ceramic tiling over, 1 1/2 bowl single drainer stainless steel sink unit with chrome easy-on mixer tap, plumbing for washing machine, double radiator, vinyl tiled flooring, sealed unit double glazed window with vertical blind to the side, space for large refrigerator/freezer, solar panel station.

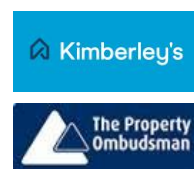


HOME OFFICE 2.64m (8'8") x 1.47m (4'10")

A useful home office with UPVC double glazed windows and a range of wall mounted units. For new owners that wish to have a garage, you could move the utility room and revert back to the original.



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.



IMPRESSIVE STAIRCASE WITH TURNED AND BEVELLED BALUSTRADES LEADING TO:

GALLERIED LANDING

Enjoying plenty of natural light through the double glazed eye-brow window to the front of the building.



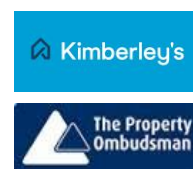
PRINCIPAL BEDROOM 4.65m (15'3") x 4.06m (13'4") With fitted wardrobes, UPVC double glazed bay window with window seat and storage enjoying a pleasant outlook over the back garden and towards Penryn, radiator, light oak internal door, second door leading to:



WALK-IN DRESSING ROOM

Fitted with a range of high gloss white fitted cupboards in the dressing area, eaves storage, spotlights.

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.



SECOND DOOR LEADING TO:

EN-SUITE BATHROOM 3.53m (11'7") x 1.75m (5'9")

Luxuriously appointed with a white suite comprising panelled bath, contemporary central mixer tap and hand shower, half tiled surround, high gloss white vanity cupboard, recessed china wash hand basin set in a tiled recess, chrome mixer shower and screening, chrome heated towel rail, fitted mirror, spotlights, Velux double glazed window, light oak internal door.



BEDROOM TWO 4.06m (13'4") x 3.66m (12'0")

A lovely bright bedroom with a walk-in bay and double glazed windows enjoying a pleasant outlook across gardens and views to Penryn, concealed radiator, light oak internal door.



BEDROOM THREE 3.66m (12'0") x 3.05m (10'0")

Again, with double glazed bay window enjoying a pleasant outlook towards Penryn, TV aerial point, radiator, eaves storage cupboard, ceiling light, light oak internal door.



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.



FAMILY BATHROOM 3.05m (10'0") x 1.75m (5'9")

A very bright family bathroom with walk-in shower, low flush wc, recessed wash hand basin set in a vanity unit, shaver point, Velux double glazed window, radiator, vinyl flooring, internal door, vanity cupboard.



OUTSIDE

At the front of the house there is a wide red herringbone brick driveway which provides parking for two vehicles side-by-side. The brick pathway continues across the front of the house to a raised front garden which is laid for ease of maintenance and offering a gravelled patio/seating area, stone hedge boundary to the front and brick pathway providing access either side of the property to the rear. At the rear of the house there are well maintained gardens having a terraced paved patio and gravelled areas, ideal for relaxing and entertaining. Steps lead down to a garden which has well stocked flowerbeds sporting a wide variety of plants and shrubs, a small wooden bridge and continued pathway which leads to a secluded decked area.

COUNCIL TAX Band E.

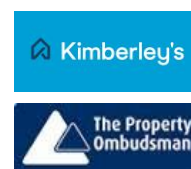
SERVICES Mains electricity, gas, drainage, water.

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.





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.

