



Wheal Rose, Scorrier

A superb, detached family residence
Sheltered location with rural outlook
Ten-year Build Zone construction guarantee (from 2022)
A highly energy efficient modern home
Air source heat pump central heating
Fabulous, fitted kitchen/dining room with appliances
Principal bedroom with en-suite shower room
Three further bedrooms and two bathrooms
Integral garage, ample driveway parking
Landscaped gardens to front and rear

Guide £545,000 Freehold

ENERGY EFFICIENCY RATING
BAND B

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REF: SK7241



We are delighted to offer as our clients appointed sole agents, this superb modern four bedroom residence which is set in an elevated and convenient location within the hamlet of Wheal Rose and just off the main A30 trunk road with access to the East and West of the county, the cathedral city of Truro and just around 2 1/2 miles to Porthtowan on the North Coast with its rugged coastline, popular beaches which provide some of the best surfing in the county.

This quality home was built with high energy efficiency in mind, using high standards of insulation, double glazed windows and doors, together air source heat pump central heating (underfloor heating downstairs and radiators upstairs) to comply with 2025 regulations.

The house comes with a ten-year Build Zone Guarantee (from 2022, 6 years remaining) which is a warranty accepted by the construction industry and financial institutions allowing clients to buy a quality home with confidence.

The house has distinctive white rendered elevations complemented by Dove Grey panelling above the first floor level and a coloured local stone skirt to the bay on the lounge. The developers finished the property to a high standard with imagination and style that one would expect in a quality residence. Packed with plenty of features that will impress new owners including a fabulous, fitted kitchen and separate utility room with built-in appliances, light oak finish internal doors, three beautiful bathrooms, inset ceiling spotlights and patio doors leading to the garden.

The well planned and proportioned accommodation includes on the ground floor, the reception hall, cloakroom/wc, lounge with bay overlooking the front aspect and archway to the dining room which in turn opens to a beautiful luxury kitchen and from there a door leads into a utility room again with door leading to the garden and personal door into the garage. The first floor offers a principal bedroom with en-suite shower room and walk-in wardrobe, three further bedrooms and two more luxurious bathrooms.

The house is approached over a rising tarmac driveway shared with the neighbouring property and this leads into an extensive parking and turning area for a number of vehicles. The open plan front gardens have a walkway past new stone walling to the left hand side and a twin access to the right of the garage which takes you into landscaped and terraced gardens at the rear.

The closest town to the property is Redruth which is steeped in local mining history and this offers a comprehensive range of independent and high street named shops, a multi-screen cinema, pubs, restaurants and takeaways, schooling for all ages and a main line railway station with an intercity link which goes through from Penzance in the West, London to the East and all points North. The North Coast is famous for its rugged coastline, beaches and pathways.

THE ACCOMMODATION COMPRISES:

An open covered porchway with courtesy lighting, composite front door with frosted panel leading to:

RECEPTION HALL

A delightful introduction to the home having a turning staircase to the first floor, under stairs storage cupboard, inset ceiling spotlights, ceramic tiled flooring with under floor heating, wood finish and double opening doors to the lounge, second matching door leading to the kitchen/dining room.

CLOAKROOM

Well appointed with a white suite comprising low flush wc, wash hand basin set on a high gloss white vanity unit, contemporary chrome mixer tap with tiled splash back over, extractor fan and continued ceramic tiled flooring, underfloor heating, frosted double glazed window, central ceiling light, wood finish internal door.

LOUNGE 4.93m (16'2") x 3.35m (11'0") plus bay 2.01m (6'7") x 0.91m (3'0")

A delightful main reception room with rectangular bay enjoying a pleasant outlook over the front garden to light woodland, TV aerial point, inset ceiling spotlights, double opening wood finish flooring with underfloor heating and glazed doors from the hallway, open archway to:



KITCHEN/DINING ROOM 7.52m (24'8") x 3.73m (12'3") overall.

DINING SECTION 3.73m (12'3") x 2.97m (9'9")

This enjoys a light dual aspect double glazed flank window, double glazed French doors leading to and enjoying a pleasant outlook over the rear gardens, TV aerial point, inset ceiling spotlights, wood finish flooring, under floor heating, open plan 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.



KITCHEN SECTION 3.84m (12'7") x 3.73m (12'3")

Comprehensively equipped with a full range of matching wall and base units in matt grey with soft closers, wrap around quartz work surfaces and metro tiling over, inset composite single drainer sink unit, directional chrome swan neck mixer tap, single fan assisted oven and microwave oven over set within housing, contrasting peninsular unit in a lighter grey finish and with black polished granite work surface and incorporated breakfast bar, inset electric ceramic hob, glass extractor hood over, drawers and cupboards under, wine fridge and wine rack below, a solid oak suspended breakfast bar with polished steel supports, full length blackburn board surface, concealed refrigerator/freezer and dishwasher, ceramic tiled floor with under floor heating, inset ceiling spotlights, broad double glazed window enjoying a pleasant outlook over the gardens, return wood finish glazed internal door to the hallway, second door leading to:



UTILITY ROOM 2.62m (8'7") x 2.01m (6'7")

Again, equipped with a range of matching wall and base units in high gloss finish, quartz finish wrap around surfaces and metro tiling over, inset stainless steel sink unit with chrome directional mixer tap over, double glazed door and window to outside, continued ceramic tiled flooring with under floor heating, central ceiling light, extractor fan, personal door to garage.

TURNING STAIRCASE FROM HALLWAY TO:

FIRST FLOOR LANDING

Having a double radiator, airing cupboard housing the pressurised hot water system, approached by a loft ladder to an insulated loft space, radiator.

PRINCIPAL BEDROOM 4.70m (15'5") x 3.35m (11'0") A delightful and bright main bedroom which enjoys plenty of natural light through twin double glazed windows which enjoy a pleasant outlook across the front garden to a woodland area, two radiators, TV aerial point, wood finish internal door, walk-in wardrobe cupboard 1.60m (5'3") x 1.42m (4'8") fitted carpet and second door to:

EN-SUITE SHOWER ROOM 2.84m (9'4") x 1.70m (5'7")

Luxuriously appointed with a white suite comprising a large walk-in fully tiled shower cubicle area, chrome mixer shower and curved screening, china wash hand basin set on a high gloss white vanity unit and having a mixer tap and tiled surround over, low flush wc, ceramic tiled flooring, chrome ladder style heated towel rail, shaver point, extractor fan, double glazed window.



BEDROOM TWO 5.13m (16'10") x 2.62m (8'7")

Another generous double bedroom which has a double glazed casement window and sloping ceilings on one side and this enjoys a pleasant outlook again across the front garden to trees opposite, TV aerial point, double radiator, wood finish internal door, second door to:



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EN-SUITE SHOWER ROOM

Luxuriously appointed with a white suite comprising fully tiled shower cubicle, chrome mixer shower and sliding glass shower screen, china wash hand basin set on a high gloss white vanity unit with tiled splash backs and contemporary chrome mixer tap over, low flush wc, ceramic tiled flooring, chrome ladder style heated towel rail, frosted double glazed window, extractor fan.



BEDROOM THREE 4.11m (13'6") x 2.97m (9'9")

Another good sized bedroom which has a double glazed window enjoying an outlook over the rear garden, double radiator, wood finish internal door, second door to:

FAMILY BATHROOM 1.93m (6'4") x 1.88m (6'2") plus door recess 0.99m (3'3") x 0.97m (3'2")

This acts as an en-suite to bedroom three and also the main family bathroom.

Luxuriously appointed with a white suite comprising panelled bath, central chrome mixer tap and shower, fully tiled surround and screening, china wash hand basin with contemporary chrome mixer tap set on a high gloss white vanity unit, low flush wc, chrome ladder style heated towel rail, frosted double glazed window, extractor fan, wood finish internal door returning back to the landing.



BEDROOM FOUR 2.77m (9'1") x 2.51m (8'3")

Having a UPVC double glazed window overlooking the rear gardens, radiator, fitted carpet, central ceiling light.

OUTSIDE

The house is approached over a rising tarmacadam driveway which is shared with a neighbouring property and this leads into a generous parking and turning area for a number of vehicles and this gives access to the integral garage.

INTEGRAL GARAGE 5.13m (16'10") x 2.62m (8'7")

This has an electric roller door, lighting and power and a personal door leading into the main house.

FRONT GARDEN

The front gardens are landscaped with a curved lawned area, a row of Griselinia hedging plants sit on top of a coloured stone wall and beyond here there is a further area of grass to the curbside. To the left hand side of the house there is a timber fence and granite paved pathway which leads to the front door and continues alongside the house and to the rear.

REAR GARDEN

The rear gardens are landscaped with steps leading to a level granite area with granite chippings and continued steps leading to a well screened and fenced generous level lawned area which gets plenty of sunshine throughout the day. There is a timber gate to the left hand side which leads to the return side of the house and exterior lighting, outside tap.

COUNCIL TAX BAND D

SERVICES Mains electricity, water (metered) and a private drainage system.

CENTRAL HEATING Air source heat pump radiator central heating.

MONEY LAUNDERING

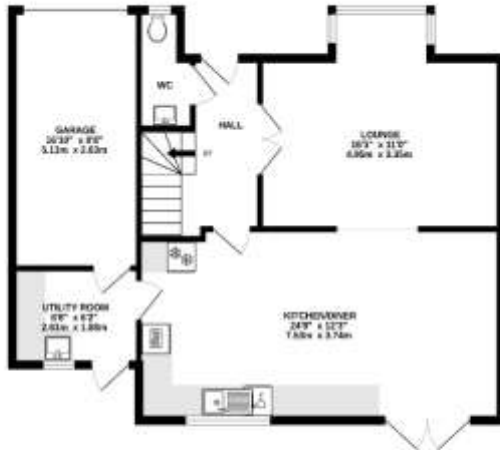
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



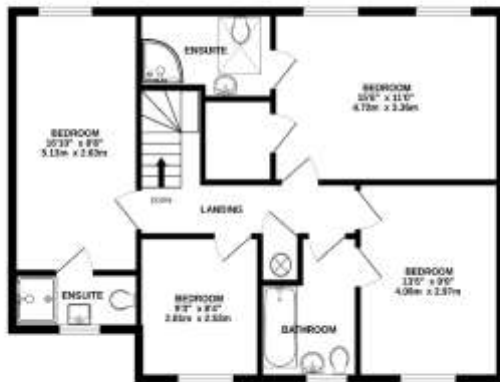
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GROUND FLOOR
801 sq.ft. (74.5 sq.m.) approx.



1ST FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA: 1562 sq.ft. (145.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
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