



Mabe

A spacious detached family home
Elevated location with country and coastal views
Spacious reverse level living
Gas central heating, UPVC double glazing
Large L-shaped lounge and dining room
Quality fitted kitchen/breakfast room
Principal bedroom with en-suite shower room
Three further bedrooms, family bathroom
Integral double garage and ample parking
Well stocked and tended gardens

Guide £495,000 Freehold

ENERGY EFFICIENCY RATING
BAND C

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

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www.kimberleys.co.uk

REF: SK7246



We are delighted to bring to the market for returning clients, this substantial reverse level four bedroom detached family home which is set in an elevated and enviable location at the head of a small cul-de-sac, within minutes' walk of the village centre and commanding far reaching views of the surrounding countryside to the coastline and the horizon.

Since purchasing the house from our agency back in 2007 it has been a comfortable family house and our clients are now relocating and downsizing giving new owners the chance to enjoy this fine home. During their tenure they have improved the property which is packed with features including UPVC double glazed windows and doors, gas central heating by radiators, a comprehensive fitted kitchen/breakfast room with appliances, two new bathrooms and solar panel which provide a useful feed in tariff.

The accommodation in brief includes on the ground floor, an entrance porch, reception hall, principal bedroom en-suite, three further double bedrooms and a family bathroom/wc combined. A staircase from the reception hall leads to the first floor level which offers a large kitchen/breakfast room across the front of the property enjoying fine views, a cloakroom/wc, a spacious dual aspect, L-shaped and dining room.

Outside the property is approached by a herringbone driveway with ample parking facilities and an attached double garage. There are well tended gardens which surround the property, and a large, paved patio at one end and a leafy patio area on the return side.

The village of Mabe is well served with local amenities including a convenience store with sub post office and off licence, village hall, primary school, community centre and on the outskirts of the village, Argal Dam with fishing, outdoor adventure playground for children and a delightful walk through around the reservoir. Falmouth University/University of Exeter (Tremough Campus) is within easy walking distance and there are good transport links by road to the surrounding towns of Penryn, Falmouth and the cathedral city of Truro.

An early viewing is highly recommended to secure this large family home.
Why not call for an appointed to view today!

THE ACCOMMODATION COMPRISES

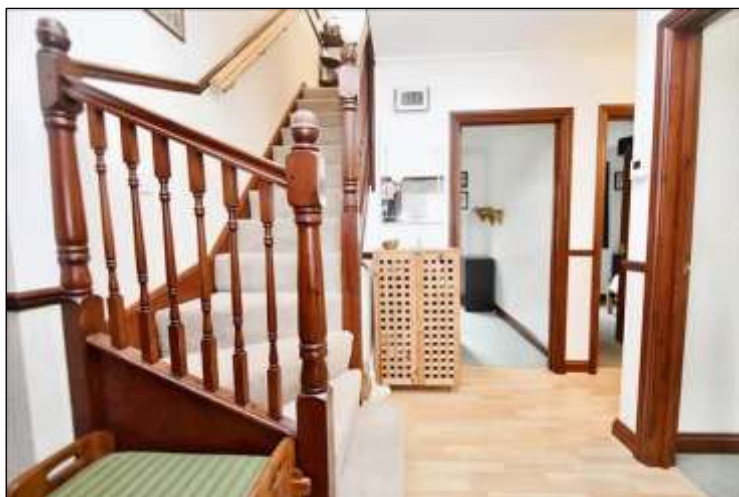
UPVC double glazed front door with frosted privacy panel and matching side panel to:

ENTRANCE PORCH 1.85m (6'1") x 1.24m (4'1")

Having hard wearing wood finish flooring, coat hooks, stained wood front door and matching side panel leads to:

RECEPTION HALL

With continued hard wearing wood finish flooring, staircase to the first floor, coat hooks, personal door to the garage, radiator and shelf.



PRINCIPAL BEDROOM 4.95m (16'3") x 3.58m (11'9") Measured to walls

A broad UPVC double glazed window enjoying views across the surrounding countryside and the sea on the horizon, radiator, two arched areas, fitted carpet, tv aerial point, telephone point, six panelled internal door, second door to:



ENSUITE SHOWER ROOM 2.16m (7'1") x 1.70m (5'7")

Luxuriously appointed with double walk in fully tiled shower cubicle, chrome mixer shower and sliding glass shower screens, low flush wc, circular china hand wash basin with chrome mixer tap, bathroom cabinet, two third height tiled walls, frosted double glazed window, ceramic tiled flooring, chrome ladder style heated towel rail and cove cornicing.



BEDROOM TWO 3.25m (10'8") x 2.87m (9'5")

Again, with broad UPVC double glazed window enjoying views to the coast and countryside on the horizon, radiator, cove cornicing, fitted carpet, six panelled 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.



BEDROOM THREE 2.87m (9'5") x 2.39m (7'10")

A double glazed window overlooking the rear aspect, radiator, fitted carpet, cove cornicing, six panelled internal door.



BEDROOM FOUR 2.87m (9'5") x 2.39m (7'10")

Again, with double glazed window enjoying a pleasant outlook to the rear of the property, radiator, fitted carpet, cove cornicing, six panelled internal door.



FAMILY BATHROOM 2.16m (7'1") x 2.06m (6'9") Plus return of 4' x 2'3"

Luxuriously appointed with white suite comprising a P shaped shower bath, chrome mixer shower fully tiled surround and a curved shower screen, pedestal hand wash basin with contemporary chrome mixer tap, mirrored bathroom cabinet over, low flush wc, extractor fan, frosted double glazed window, cove cornicing, ceramic tiled walls and flooring, chrome ladder style heated towel rail and six panelled internal door.



TURNING STAIRCASE FROM RECEPTION HALL With stained wood bannisters leading to:

FIRST FLOOR LANDING

With radiator, cove cornicing, access to insulated loft space, double glazed flank windows.

CLOAKROOM

White suite comprising a pedestal hand wash basin with chrome swan neck mixer tap, tiled surround, extractor fan, chrome ladder style heated towel rail, low flush wc, frosted double glazed window, vinyl flooring.

KITCHEN/BREAKFAST ROOM 5.23m (17'2") x 3.23m (10'7")

A bright kitchen/breakfast room with two UPVC double glazed windows with venetian blinds over enjoying fabulous far reaching views across the surrounding countryside to the coast and sea on the horizon, a comprehensively equipped with a full range of matching wall and base units with light wood effect, brushed steel handles, granite effect wrap around roll top work surfaces with carousel under and metro tiling over, extending to three side of the kitchen, a range of quality built in Bosh appliances including a stainless steel gas hob with matching extractor hood over, electric double oven, a dishwasher, space for under counter refrigerator and tall boy fridge freezer, breakfast bar, single drainage sink unit with chrome swan neck mixer tap and cutlery drainer, vinyl flooring, cove cornicing, inset ceiling spot lights, paned door to and from the landing, kick space floor heater, double opening multi paned doors leading in to:



LOUNGE/DINING ROOM 7.24m (23'9") x 3.53m (11'7")

A bright dual aspect UPVC double glazed windows with venetian blinds overlooking the rear, matching windows to the front enjoying fabulous views across the surrounding countryside to the coast and sea on the horizon, tv aerial point, two contemporary grey double radiators, three stainless steel wall lights, fitted carpet, two ceiling drop lights, open plan to:



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DINING ROOM 3.86m (12'8") x 2.87m (9'5")

With double glazed window and venetian blind overlooking the rear aspect, continued matching fitted carpet, contemporary double radiator, stainless steel ceiling light, return door to the landing.



DOUBLE GARAGE 5.44m (17'10") x 4.80m (15'9") Including internal steps

Having an up and over door, wall mounted gas central heating boiler, single drainer stainless steel sink unit with cupboards under and plumbing for a washing machine below, further fitted wall and base units, stained wood window and door overlooking the side, UPVC double glazed door to the rear of the property, concrete steps take you up to the personal door linking into the house. The house is approached by a rising herringbone driveway with ample parking and turning facilities.

GARDENS

As you enter the driveway to the left hand side you will see well stocked raised borders with plants and shrubs and to the right hand side and beautifully tended and stocked flower beds and a small area of lawn. The pathway leads across the front of the property to a sheltered kitchen garden, from here an extensive patio with garden shed to one side surrounded by raised stone walling makes this the perfect place to relax and entertain your friends. The pathway continues across the rear of the property with raised stone rockeries and secure borders and on the return side you will see a further paved patio which enjoys sunshine and leafy shade with well stocked beds to the left and right, a feature fish pool with pergola over and a timber garden shed in the far corner.

COUNCIL TAX BAND E

SERVICES

Mains drainage, water, electricity and gas, solar panel (leased) which provide a useful feed in tariff (awaiting details from client)

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.

Viewing strictly by appointment
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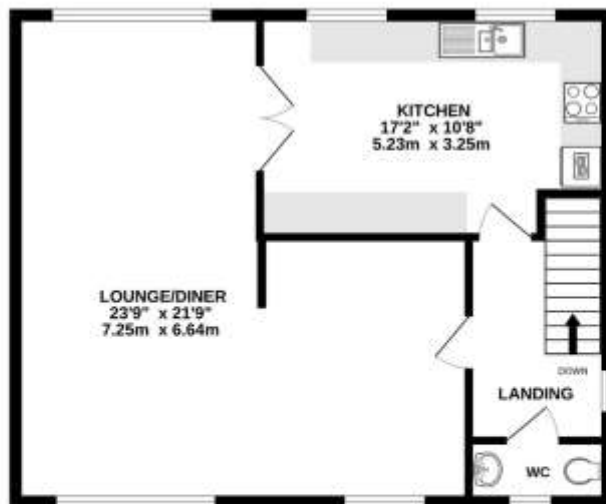
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GROUND FLOOR
941 sq.ft. (87.4 sq.m.) approx.



1ST FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA: 1606 sq.ft. (149.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 operability or efficiency can be given.
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