



## Falmouth

**A substantial, extended family residence**  
**Four/five bedrooms with flexible accommodation**  
**Stylish modern features throughout**  
**Exquisite modern integrated kitchen with island**  
**Impressive 25' open plan reception room**  
**Bi-fold doors opening onto a composite decking area**  
**First floor feature bathroom and ground floor shower room**  
**Dining room and utility room**  
**Large garden with parking and building potential**  
**Good location within walking distance of Swanpool Beach & Nature Reserve**

**Guide £450,000** Freehold

**ENERGY EFFICIENCY RATING**  
**BAND C**

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

**01326 311400**  
**[www.kimberleys.co.uk](http://www.kimberleys.co.uk)**

**REF: SK7465**



Kimberley's are proud to offer this substantial four-five bedroom family residence that has been extended by the current vendors and now offers spacious, well proportioned accommodation throughout which is ideal for modern living.

The property now offers versatility and could be configured in different ways and could even incorporate an internal annexe if required. The accommodation has been well thought out and is now light and airy and has a spectacular 25' open plan reception room with bi-fold doors that extend onto a composite decking area which would be ideal for entertaining and gives the property the 'wow' factor! Within this open plan area is an exquisite modern kitchen that comprises of a side range of base and wall units comprising of cupboards and drawers with an abundance of storage and has a matching feature island all finished with a marble worktop. In addition to this kitchen is a utility room with further units and worktop. Other modern features which has been enhanced by the current vendors is a luxurious bathroom with freestanding bath. Other features include gas central heating and UPVC double glazing throughout.

The property is located in a popular residential location within walking distance of Swanpool Beach and Nature Reserve and has accommodation in brief comprising; an entrance hallway with staircase leading to the first floor and built-in cupboards, open plan living room area incorporating the impressive kitchen, inner hallway, utility room, separate dining room/bedroom five, ground floor shower room and on the first floor, a landing with doors leading to the impressive family bathroom and doors to four generous bedrooms. Outside, there is an enclosed garden to the front which is mainly laid to lawn whilst to the rear there is a raised decked area with steps leading down to a further garden which can also be accessed from the roadside. This large garden can also be used for parking due to a dropped kerb and has building potential (subject to the relevant planning permission and consents).

The property is conveniently located for all the facilities that Falmouth town has to offer including independent and high street retailers, The Phoenix multi screen cinema and Poly Theatre, primary and secondary schools, Falmouth University (Woodlane Campus), the Marine College and a fairly level walk to the famous sea front where Castle and Gyllygvase Beaches are located. Swanpool Beach and Nature Reserve is also close by along with Falmouth Golf Club and the popular 'Above the Bay Restaurant. Also situated conveniently close by are the Boslowick parade of shops, the Co-op convenience store, Boslowick Garage and convenience store and the branch line station at Penmere that links Falmouth to the cathedral city of Truro and all points North.

**As the vendors sole agents, we highly recommend an early internal appointment as this property very deceptive from the outside.**

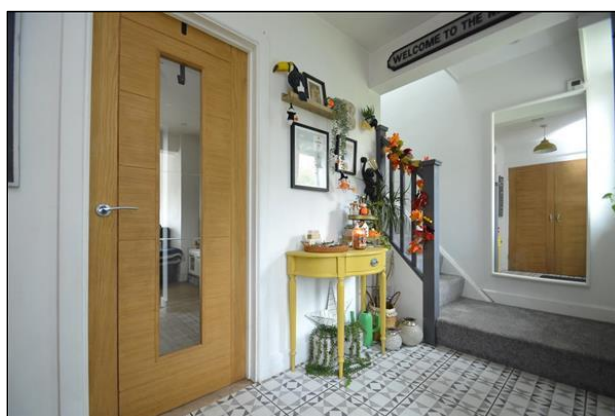
**THE ACCOMMODATION COMPRISES:** All dimensions approximate.

Garden with path and lawns either side leads to the property.

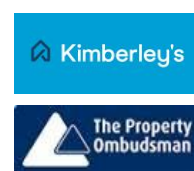
**STYLISH UPVC DOUBLE GLAZED DOOR WITH FROSTED PANEL AND MATCHING PANEL TO THE SIDE, OPENING ONTO THE ENTRANCE HALLWAY.**

**HALLWAY 4.34m (14'3") x 1.63m (5'4")**

A light and airy entrance, double timber doors to cloaks cupboard, plastered ceiling with ceiling light, modern high radiator, UPVC double glazed window to garden, closed tread staircase to the landing and the first floor, glazed door opening to the open plan living area.



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.





### **OPEN PLAN LIVING AREA 7.72m (25'4") x 5.64m (18'6") maximums measurements.**

An impressive open plan area which has been extended and now is a light and airy space due to UPVC double glazed bi-fold doors opening onto a composite decking allow whilst allowing a good degree of light and a pleasant outlook over the garden, plastered ceiling with down lights, timber effect flooring, fitted high level radiator.



### **KITCHEN AREA**

A spectacular, modern fitted kitchen with large kitchen island and fitted with a comprehensive range of grey gloss base and walls units having cupboards and drawers, white cut marble worktop surface with a matching splash back and inset 1 1/2 bowl sink with mixer tap and stone cut drainer, stainless steel five-ring gas hob with designer glass extractor canopy over, two matching Neff hide and slide stainless steel ovens, integrated refrigerator and freezer, integrated dishwasher, matching range of cupboards and drawers and breakfast bar incorporated in the island unit with white marble worktop, integrated wine refrigerator, UPVC double glazed window with outlook over the front garden, plastered ceiling with downlights, high level radiator and finished with a laminated floor. A door leads through to a further hallway.



### **HALLWAY**

Plastered ceiling with ceiling light, door to under stairs storage cupboard, doors to dining room, utility room and bathroom.

### **UTILITY ROOM 3.05m (10'0") x 2.97m (9'9")**

A kitchen unit with roll top worktop surface, tiled splash back incorporating a black sink with drainer and mixer tap, storage cupboard with grey gloss doors, recess and plumbing for washing machine and dryer, large UPVC double glazed window overlooking the front garden, wall mounted gas fire boiler providing domestic hot water and central heating facilities, plastered and coved ceiling with ceiling light and finished with laminate floor.

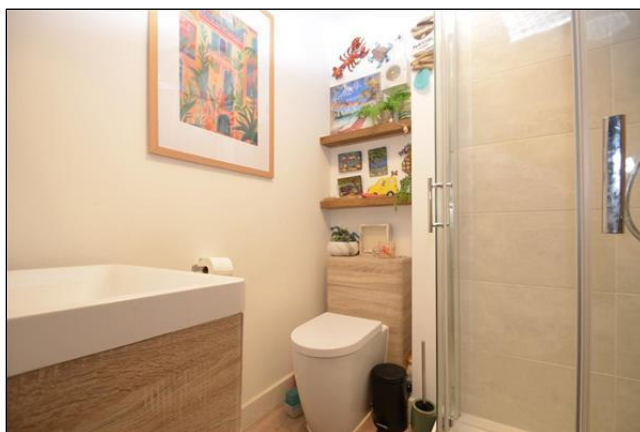
### **DINING ROOM/BEDROOM FIVE 4.19m (13'9") x 3.20m (10'6")**

A stylish room with built-in shelving and storage, two UPVC double glazed windows overlooking the rear garden, modern high radiator, plastered ceiling with downlights and finished with a laminated floor.



### **SHOWER ROOM**

Comprising of a nicely appointed three piece suite with shower cubicle and glass screens, low-level flush wc and wall mounted sink with tiled splashback and storage under, shelving, plastered ceiling with ceiling light, extractor unit, heated towel rail, finished with a laminated floor.



### **STAIRS AND LANDING**

A closed tread carpeted staircase leads to the landing and first floor, plastered ceiling with Velux double glazed window, loft trap with access to roof space, ceiling light, doors to bathroom and the four double bedrooms.



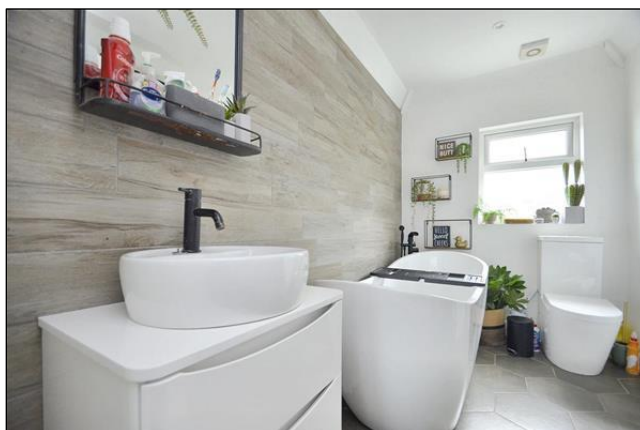
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## BATHROOM

An incredible bathroom fitted with a three piece suite comprising; freestanding bath with separate waterfall tap and shower, low-level flush wc with push button flush, designer style sink with mixer tap and storage drawers under, part tiled walls, heated towel rail, plastered ceiling with downlights, extractor fan, UPVC double glazed frosted window to the rear and finished with a tiled floor.



## BEDROOM ONE 4.80m (15'9") x 2.90m (9'6")

A light and airy double room with two UPVC double glazed windows overlooking the rear garden and tree-line, built-in double height wardrobes with clothes rails, plastered ceiling with two ceiling lights, radiator, finished with a laminated floor.

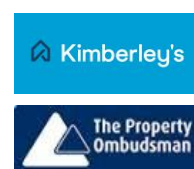


## BEDROOM TWO 3.66m (12'0") x 3.00m (9'10")

A double bedroom with UPVC double glazed window having an outlook over the rear garden and tree-line, radiator, plastered ceiling with ceiling light and finished with a laminated floor.



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**BEDROOM THREE 3.05m (10'0") x 2.69m (8'10")** Currently used as a hobbies room.

Double glazed Velux window with blind, radiator, plastered ceiling with ceiling light and finished with a timber floor.

**BEDROOM FOUR 3.23m (10'7") x 2.39m (7'10")**

A double bedroom with UPVC double glazed window to the side and plastered ceiling with double glazed Velux style window, ceiling light, radiator, finished with a laminated floor.



**OUTSIDE**

**PARKING**

At the lower part of the garden is a dropped kerb with access to the rear. We have been advised that this area previously had gravel. However, the current vendors choose to park on the street.

**GARDENS**

To the front of the property there is an enclosed garden with a good degree of privacy which is surrounded by a hedge and has path and lawns either side.

**REAR GARDEN**

To the rear of the property there is an elevated decked area with composite decking which is ideal for entertaining. Steps lead down to the lower lawned gardens. The rear garden is mainly laid to lawn and is of a generous size. There is a side gate and a drop kerb as previously mentioned with access to this area.

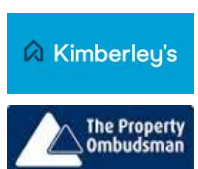
We have been advised that our current vendors have sought planning permission to built on this area. However on that occasion was not successful but future purchasers may wish to pursue this avenue subject to the planning permission and consents.







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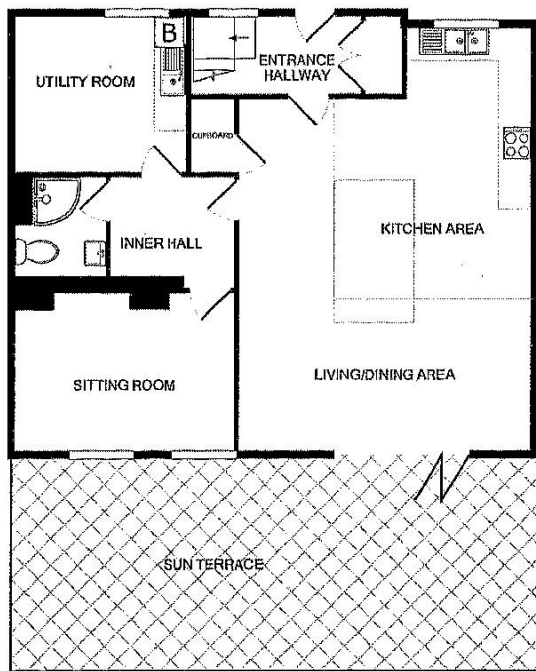


**SERVICES** Mains electricity, water, drainage, telephone, broadband and gas.

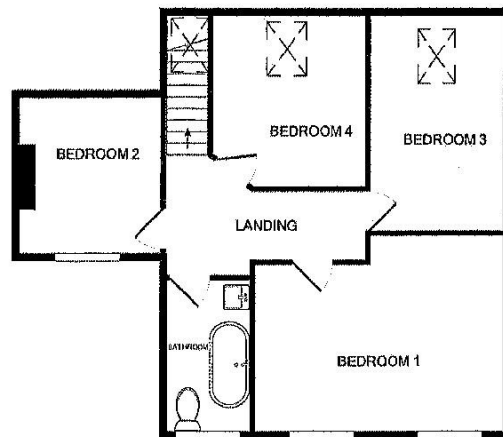
**COUNCIL TAX** Band B.

**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.



GROUND FLOOR



1ST FLOOR

17 CROSSWAYS FALMOUTH TR11 4HQ  
TOTAL APPROX. FLOOR AREA 121.0 SQ.M. (1302 SQ.FT.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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