



Penryn

A superb semi detached home
Immaculately presented throughout
Distinctive grey clad and red brick elevation
Mahogany finish UPVC double glazed windows, doors and conservatory
Gas central heating, feature wood burning stove
South facing lounge/dining room with views to town
Comprehensive fitted kitchen with appliances (2023)
Three bedrooms, bathroom/wc in white
Large integral garage with wide red brick driveway
Delightful well stocked gardens, patio

Guide £350,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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REF: SK7270



A great opportunity to own this immaculately presented, three bedroom, semi detached family home which comes to the market for the first time since 2008, facing due south and enjoying pleasant views across the town centre to the countryside beyond.

This fine home has attractive and distinctive grey clad and red brick elevation making this a landmark property in the road, it has virtual maintenance free exterior which will make life easier for a busy family.

Plenty of features await the new owners including gas fired central heating by radiators, mahogany finished UPVC double glazed windows, doors and conservatory, focal point Contura cylindrical wood burning stove in the sitting room, LED lighting, light oak internal doors and quality floor covering throughout.

The well planned accommodation is arranged over three floors and at the entry level there is a reception hall, a personal door leading into a large garage workshop. A staircase leads to the first-floor reception hall, living accommodation including a lounge/dining room facing due south and enjoying views across to Penryn and the countryside, a fitted kitchen with appliances and a conservatory with amazing quadruple aspect designed to take full vantage of the open aspect to the side. Finally a staircase leads to the top floor which offers three bedrooms a well-appointed bathroom/wc in white. Outside the house at the front sits a wide herringbone redbrick driveway a temper garden workshop/studio and at the rear a wide patio, an enclosed lawn and a well stocked, terraced flowerbeds.

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

Why not call for your personal appointment to view today!

THE ACCOMMODATION COMPRISES

A composite front door leads into an entrance vestibule with radiator, fitted carpet, staircase to first floor, personal door to the integral garage. Staircase leads to:

FIRST FLOOR LANDING 3.00m (9'10") x 1.83m (6'0")

With fitted carpet, access to principal rooms, inset ceiling spotlights.



CONSERVATORY 3.12m (10'3") x 2.69m (8'10")

Conservatory was constructed in 2011 by Levick and Jenkin and enjoys a quadruple aspect, double glazed windows, a pitched roof enjoying lovely views of Penryn town centre at the front and overlooking the gardens to the side and rear, double glazed door leading to the rear garden, radiator, dimmer switch lighting, light wood multi pane panelled internal door.



FITTED KITCHEN 3.28m (10'9") x 2.97m (9'9")

Refitted some three years ago and comprehensively equipped with a full range of matching wall and base units in dove grey, wrap around solid oak block work surfaces and matching splashbacks over, china single drainer sink unit, chrome swan neck mixer tap over, a range master style cooker with five gas rings, two ovens and a drawer below, cooker hood over, a sealed refrigerator, freezer and dishwasher, plumbing for a washing machine, a cupboard housing Worcester gas central heating boiler (combi), central ceiling light, broad UPVC double glazing window with roller blind enjoying pleasant outlook over the rear gardens, hard wearing wood finished flooring, and sliding light oak panel door.



LOUNGE/DINING ROOM 5.23m (17'2") x 4.06m (13'4")

Approached by a light oak door from the landing. This fabulous main reception room faces due south and enjoys delightful views across Penryn town centre to surrounding countryside, a double glazed window set in a boxed bay, a double glazed window along side (both with venetian blinds), fitted carpet, radiator, tv aerial point, cove corning, central ceiling light, a focal point Contura cylindrical wood burning stove set on a circular dark slate hearth, staircase leading to the second floor landing with linen cupboard, access to insulated loft space, fitted carpet, double glazed flank window with pleasant views.

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 2.49m (8'2") x 2.08m (6'10")

Currently used as a dressing room having UPVC double glazed windows enjoying the same views as the main bedroom, fitted carpet, radiator and light oak internal door.



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

Measured to wardrobe front.

A fabulous south facing main bedroom with broad UPVC double glazed window enjoying pleasant views across to Penryn town centre and surrounding countryside, radiator, twin double fitted wardrobe cupboards with overhead storage, radiator, fitted carpet, light oak internal door.



BATHROOM 4.88m (16'0") x 1.68m (5'6")

Luxuriously appointed with white suite comprising panel bath, contemporary chrome mixer tap, telephone hand shower, chrome mixer shower, fully tiled surround with glass shower screen, pedestal hand wash basin with easy on chrome mixer tap, low flush wc, towel rail, radiator, mirrored bathroom cabinet, frosted double glazed window, inset ceiling spotlight, tiled flooring and light oak internal door.



BEDROOM TWO 3.05m (10'0") x 2.74m (9'0") Again with UPVC double glazed windows this time enjoying views over the rear gardens, radiator, fitted carpet, central light and light oak internal door.



OUTSIDE

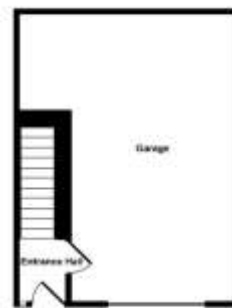
INTERNAL GARAGE 7.01m (23'0") x 3.89m (12'9")

Plus workshop area 7' x 4'2"

An electric roller door, lighting and power, radiator, personal door to the house, recess workshop area with fitted bench. The garage is approached over herringbone red brick driveway with parking for large family vehicles. The driveway is enclosed by a low stone walled rockery at the front, matured trained griselinia hedge to the side and alongside the house sits a timber workshop/studio measuring 9'2"x7'5", this has light and power. At the rear of the house you will find del

GARDENS

At the rear of the house, you will find delightful gardens which enjoy plenty of sunshine throughout the day and with enough room for a paved patio area, level lawns and well stocked terraced flower beds and one with a rendered wall, the other with sleeper borders.



Ground Floor
Approx 36 sq m / 389 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Make Money 360.



First Floor
Approx 46 sq m / 498 sq ft

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Second Floor
Approx 37 sq m / 403 sq ft

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COUNCIL TAX BAND C

SERVICES Mains drainage, water, electricity and gas.

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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