



Rame

A superb, detached family home
Extremely well presented throughout
Lounge with feature wood burning stove
Dining room with French doors to garden
Modern fitted kitchen with integrated appliances
Spacious utility room and cloakroom
Four good sized bedrooms
Family shower room/wc combined
Integral garage and driveway parking
Front and rear gardens, garden room/studio

Guide £450,000 Freehold

AWAITING EPC

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

01326 311400
www.kimberleys.co.uk

REF: SK7277



An ideal opportunity to acquire this lovely four bedroom family home that has been modernised and improved by our vendors to provide a comfortable, welcoming home that anyone would be proud to own.

The property was sold by Kimberley's to our clients just over 10 years ago and has been much improved during their occupation including a new kitchen and shower room. Other benefits of note include wood grain UPVC double glazed windows and doors, LPG gas central heating system, a wood burning stove in the lounge and quality Amtico flooring throughout the majority of the house.

The spacious and versatile accommodation in brief comprises: entrance hall, lounge through to dining room, fitted kitchen, utility room and cloakroom/wc on the ground floor. To the first floor there are four good sized bedrooms and a family shower room/wc combined. Outside, there is an enclosed garden to the front of the property with a concrete driveway alongside that leads to the integral garage providing off road parking facilities for 2-3 vehicles. To the rear there is an enclosed garden laid to lawn and decking and with a timber barbecue store/preparation area and a useful home office/studio.

Conveniently located within the village of Rame, the property is close to a convenience store and The Halfway House pub and restaurant. For a more comprehensive range of facilities the historic market town of Helston, home of the famous Furry Dance, is just 5 miles distant and the ancient borough town of Penryn is just 3 miles away! Both towns offer good independent and high street shopping facilities for your everyday needs. There are highly regarded primary and senior schools close by including Halwin Primary School and Mabe Community Primary School for primary education, Penryn College for secondary education and Falmouth University (Tremough Campus) for further education.

**As our vendors sole agents, we highly recommend an early appointment to view.
Why not call for your personal viewing today?**

THE ACCOMMODATION COMPRISES:

WOOD GRAIN EFFECT UPVC FROSTED HALF GLAZED DOOR TO:

ENTRANCE HALL

Wood grain effect UPVC frosted double glazed window overlooking the front, central pendant light, radiator, coat hooks, Amtico herringbone effect tiled floor, white panelled door to:

LOUNGE

Wood grain effect UPVC double glazed picture window overlooking the front garden with curtain pole, a range of bespoke half height painted storage cupboards set into recess, feature painted brick fireplace with slate hearth and wooden mantle over and inset wood burning stove, TV aerial point, corner shelf, two radiators (one with ornate cover), concealed door leading to under stairs storage cupboard, inset ceiling spotlights, close tread staircase to first floor landing, open archway 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.



DINING ROOM

Wood grain effect UPVC double glazed French doors leading to the rear garden, curtain pole, over table pendant light, radiator, Amtico tile effect flooring, open plan to:



KITCHEN

Wood grain effect UPVC double glazed picture window overlooking the rear garden. Fitted with a comprehensive range of cream gloss wall and base units including drawers and wine rack with solid wood block worktops over and incorporating a breakfast bar, inset black 1 1/2 bowl single drainer sink unit with chrome mixer tap and an inset five-ring gas hob with extractor over, cream ceramic tiled splashbacks. Almost full height units to one wall incorporating a built-in electric double oven and integrated refrigerator/freezer, rustic shelf with ornate brackets, radiator, inset ceiling spotlights, continuation of the Amtico tiled effect flooring, white panelled door to:



UTILITY ROOM

Wood grain effect half glazed door with cat flap to the rear with half height window alongside, wooden worktop, double wall unit, space and plumbing for washing machine, space for tumble dryer, wall mounted Worcester combination boiler, carbon monoxide alarm, thermostat, access to small loft space, radiator, strip light, fuse boxes, Amtico wood plank effect flooring, door to integral garage, panelled door to:

CLOAKROOM

Wide wash hand basin with chrome mixer tap set on a vanity unit with drawers underneath, low level flush wc, half tiled walls and wood panelling above sink, rustic wooden shelf, radiator, pendant light, extractor fan, a continuation of the Amtico wood plank effect flooring.

FROM LOUNGE, CARPETED STAIRCASE WITH PAINTED BALUSTRADE LEADING TO:

FIRST FLOOR LANDING

Access to loft space, carbon monoxide alarm, carpet, white panelled doors to all first floor rooms and storage cupboard with slatted shelving.

BEDROOM ONE

Wood grain effect UPVC double glazed window to the front, curtain pole, useful almost full height storage cupboard with double opening doors, pendant light, radiator, Amtico herringbone wood effect flooring.



BEDROOM TWO

Wood grain effect UPVC double glazed window overlooking the rear with roller blind and curtain pole, pendant light, radiator, shelving, Amtico herringbone wood effect flooring.



BEDROOM THREE

Wood grain effect UPVC double glazed window overlooking the front with roller blind and curtain pole, radiator with ornate cover, pendant light, carpet.



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BEDROOM FOUR

Wood grain effect UPVC double glazed window overlooking the rear with roller blind and curtain pole, single radiator, pendant light, Amtico herringbone wood effect flooring.



SHOWER ROOM

Wood grain effect frosted double glazed window to the rear. Fitted with a curved double shower cubicle with mains fed chrome mixer shower with conventional and drench head, ceramic tiled walls and curved glass shower screen. low-level flush wc, pedestal wash hand basin with chrome hot and cold taps, ceramic tiled splash back with large picture mirror above and brass effect single light over, radiator, towel rail, Amtico dark grey slate effect flooring, inset ceiling spotlights, glass and chrome corner shelf, extractor fan.



OUTSIDE

INTEGRAL GARAGE

There is a single integral garage that can be accessed via an interior door from the utility room or from the up and over door to the front.

FRONT GARDEN

As you approach the property there is a lawned garden to the right hand side. A concrete driveway provides off road parking facilities for 2-3 cars which leads to the integral garage and there is access to a wood store alongside. Adjacent to the front of the property is an area laid to shingle which is an ideal place to sit and relax. The garden is enclosed by wooden fencing and a selection of mature shrubs and trees.

REAR GARDEN

The rear garden is accessed from the French doors in the dining room that leads to a wooden curved decked area providing a lovely area to relax and entertain your family and friends. From here there is an area of lawn and this gives access to the open wooden barbecue preparation and storage area. In the far left hand corner there is also a useful home office/studio set on wooden decking. The garden as a whole is enclosed by a low blocked wall and fencing with mature trees either side.

SERVICES Mains electricity, water and drainage. LPG gas.

COUNCIL TAX Band D.

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.



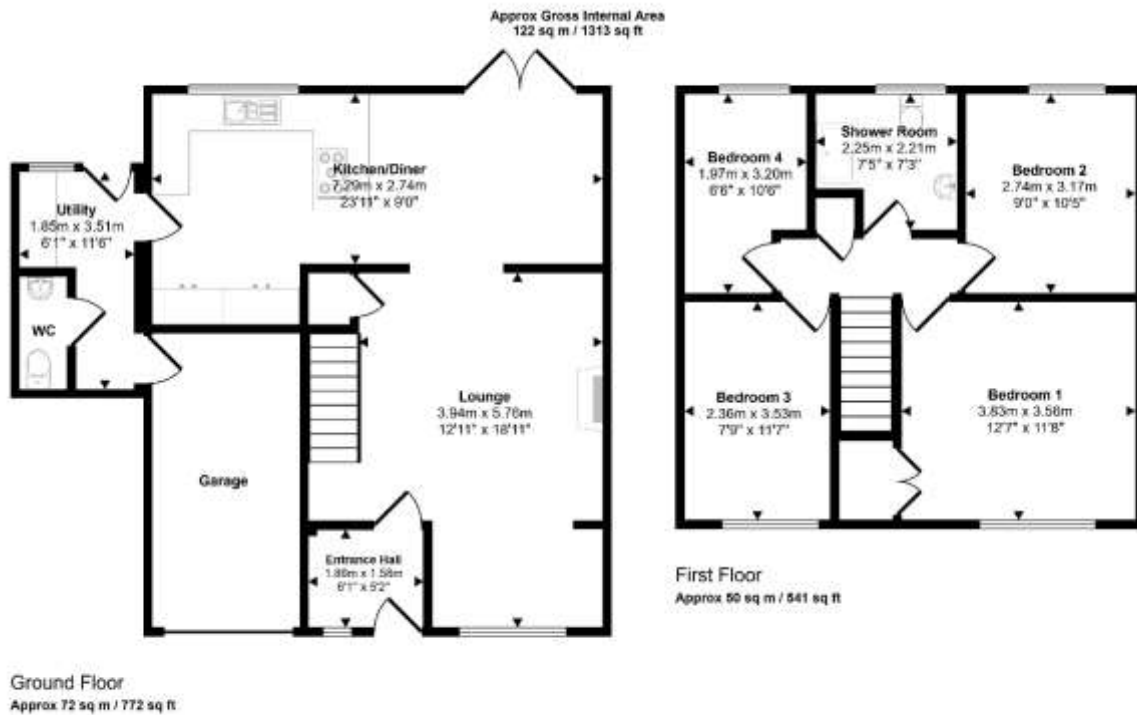
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites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



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