



Falmouth

A fabulous, detached family home
Built in 2024 by Persimmon Homes
10 year NHBC builder's warranty (9 remaining)
Gas central heating, double glazing
Bright well fitted kitchen with appliances
Sitting room, utility room with cloakroom
Principal bedroom with en-suite shower room
Three further bedrooms and family bathroom
Integral garage, driveway parking
Enclosed, secure lawned gardens

Guide £445,000 Freehold

ENERGY EFFICIENCY RATING
BAND B

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

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REF: SK7284



We are highly delighted to offer for sale as our clients sole agents, this fabulous, spacious four bedroom detached family home which is set in a popular location in the heart of this highly regarded Eve Parc development on the outer fringes of Falmouth town.

This fine home was built in 2024 by Persimmon Homes to NHBC standards and comes with the remainder of a 10 year warranty in place. The house is packed with plenty of features including gas fired central heating by radiators, UPVC double glazed windows and doors, fitted blinds (where stated), hard wearing wood finish flooring to the ground floor and fitted carpets to the first floor areas.

The well proportioned accommodation includes in sequence, a reception hall, sitting room, kitchen/dining room with built-in appliances, utility room and cloakroom. A staircase from the reception hall leads to a large first floor landing giving access firstly to the principal bedrooms with en-suite shower room, three further bedrooms and a family bathroom. Outside the property there is an integral garage and driveway parking in front, a small lawned front garden and at the rear, enclosed lawned gardens with patio area and side access.

COMPOSITE FRONT DOOR WITH FROSTED DOUBLE GLAZED PRIVACY PANELS TO:

ENTRANCE HALL

With radiator, central ceiling light, staircase to first floor, hard wearing wood finish flooring, panelled internal door to:

SITTING ROOM 4.88m (16'0") x 3.35m (11'0")

A bright reception room that enjoys plenty of morning sunshine which streams in through UPVC double glazed windows overlooking the front aspect, fitted Venetian blind, continued hard wearing wood finish flooring, double radiator, TV aerial point, central ceiling light, panelled internal door to:



KITCHEN/DINING ROOM 5.54m (18'2") x 3.12m (10'3") A perfect example of a modern fitted kitchen/dining room which has a large double opening patio doors with fitted blinds overlooking and leading to the gardens, an over sink double glazed window again with Venetian blinds and continued hard wearing wood finish flooring.

The kitchen is well equipped with a full range of matching wall and base units in high gloss white, wrap around work surfaces with matching splash back over, 1 1/2 bowl single drainer stainless steel sink unit, chrome easy-on mixer tap, a range of integrated appliances including a Bosch induction four ring electric hob and matching glass splash back with stainless steel extractor hood over, Electrolux single fan assisted oven under, built-in refrigerator, freezer and dishwasher, inset ceiling spotlights, double radiator, deep under stairs storage cupboard, second panelled internal door to:



UTILITY ROOM 1.68m (5'6") x 1.57m (5'2")

This has a fitted work surface with plumbing for washing machine and space for condensing tumble dryer below, wall mounted Logik gas central heating boiler, continued hard wearing wood finish flooring, double glazed window and Venetian blind to the rear, inset spotlights, second door to:

CLOAKROOM 1.78m (5'10") x 1.45m (4'9")

With a white suite comprising; pedestal wash basin with contemporary chrome mixer tap and tiled splash back, low flush wc, radiator, extractor fan, inset ceiling spotlights.

STAIRCASE FROM RECEPTION HALL TO:

LARGE LANDING With access to insulated loft space.

PRINCIPAL BEDROOM 3.40m (11'2") x 3.12m (10'3") plus recesses of 1.27m (4'2") x 1.02m (3'4") and 1.09m (3'7") x 0.97m (3'2")

A delightful and bright main bedroom with UPVC double glazed windows enjoying a pleasant outlook to the front aspect and distant seasonal sea views to the right, fitted carpet, radiator, central ceiling light, panelled internal door, TV aerial point.

***EN-SUITE SHOWER ROOM 1.57m (5'2") x 1.24m (4'1") plus shower 0.86m (2'10") square.***

Luxuriously appointed with a white suite comprising; large fully tiled shower cubicle with mixer shower and glass screening, pedestal hand wash basin with contemporary chrome mixer tap and tiled splash back, low flush wc, shaver point, ladder style heated towel rail, non-slip flooring, frosted double glazed window, inset ceiling spotlights, extractor fan.

***BEDROOM TWO 3.17m (10'5") x 2.82m (9'3") plus door recess.***

Another good sized double bedroom with double glazed window and Venetian blind, double radiator, large over stairs linen cupboard, fitted carpet, panelled internal doors.

***BEDROOM THREE 3.20m (10'6") x 2.16m (7'1")***

Again, with double glazed window and Venetian blind, fitted carpet, radiator, panelled internal door.

***BEDROOM FOUR 2.87m (9'5") x 2.79m (9'2")***

Double glazed window with Venetian blind overlooking the rear, fitted carpet, radiator, coved cornicing, panelled internal door.

FAMILY BATHROOM 2.18m (7'2") x 1.83m (6'0")

Luxuriously appointed with a white suite comprising; panelled bath with chrome mixer tap, fully tiled surround and shower screen, pedestal wash basin with contemporary chrome mixer tap, low flush wc, ladder style heated towel rail, tiled flooring, frosted double glazed window, spotlights, extractor fan, panelled internal door.



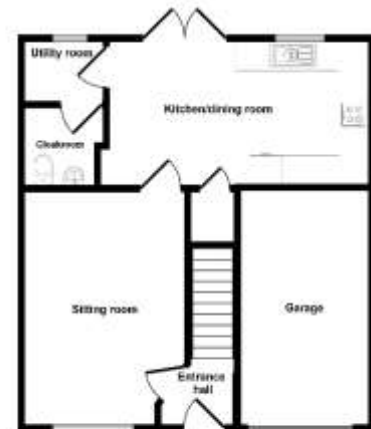
OUTSIDE

INTEGRAL GARAGE 4.90m (16'1") x 2.74m (9'0")

With up and over door, light and power, wall mounted consumer box and approached over a wide tarmacadam driveway providing off street parking facilities.

GARDENS

To the front of the property there are simple open plan front gardens with lawn and well stocked flower borders. A pathway takes you around to the right hand side that leads to a gate where you can enter a delightful enclosed rear garden which has a paved pathway and patio area, gently sloping lawns, the whole being well fenced and walled providing a safe environment for your children and pets. Within the garden there is an outside cold water supply.



Ground Floor
Approx 57 sq m / 616 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 Maple Group 380.



First Floor
Approx 55 sq m / 595 sq ft

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COUNCIL TAX Band E.

ESTATE MANAGEMENT

There is an estate management charge which is currently £191.51 per annum and this is collected and managed by First Port Management Services.

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.

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.

