



## Penryn

A spacious semi-detached bungalow (1270 sq ft)  
Three bedrooms, two bathrooms  
Refurbished and re-modelled in recent years  
UPVC double glazed windows, doors and porch  
Gas central heating by radiators (combi)  
Bright lounge with fireplace and woodburner  
A comprehensive re-fitted kitchen and dining room  
Useful attic storage areas  
Driveway parking, secluded gardens, recreation room  
Set in the popular Green Lane area of Penryn



**Guide £345,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND D**

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

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

REF: SK7040



We are delighted to offer as our returning clients sole agents, this substantial three bedroom semi-detached bungalow which is set in an elevated and enviable residential location just off Green Lane at the top of Penryn and within walking distance of a local convenience store, Falmouth University (Tremough Campus), Penryn Sports College and junior school, Penryn's branch line station and a longer stroll down into Penryn town centre.

The bungalow has been transformed by our clients since buying the property through our agency creating a modern home to meet the needs of a growing family. Plenty of features await potential new owners including gas fired central heating by radiators, UPVC double glazed windows, doors and entrance porch, a focal point fireplace with wood burning stove in the lounge and a completely re-fitted kitchen and dining room with built-in appliances, two bathrooms and a combination of hard wearing floor coverings.

The extended accommodation includes in sequence, a front entrance porch, entrance vestibule, reception hall, a lounge overlooking the front garden, a separate dining room which becomes open plan to the fitted kitchen, three bedrooms, shower room/wc, an inner hallway, a new family bathroom and a useful attic space and loft storage room which has a gas central heating boiler.

Outside the property at the front sits a driveway with parking for two family sized vehicles side-by-side, an enclosed garden with plenty of privacy and a recreation room/man cave, a rear patio garden and a couple of storage sheds.

**An early viewing is highly recommended to secure this family home.**

**Why not call for an appointment to view today?**

#### **THE ACCOMMODATION COMPRISES:**

UPVC double glazed front door to:

#### **PORCH 2.34m (7'8") x 1.22m (4'0")**

Having floor-to-ceiling triple aspect UPVC double glazed windows and door, coat hooks, UPVC double glazed internal front door with matching side panel to:

#### **ENTRANCE VESTIBULE**

With fitted shelves, utility cupboard, fitted carpet, light oak and glazed internal door to:

#### **RECEPTION HALL**

Having a covered radiator, light oak doors to principal rooms.

#### **BEDROOM TWO 3.38m (11'1") x 3.05m (10'0")**

UPVC double glazed window overlooking the front aspect, double radiator, central ceiling drop light, light oak internal door.



#### **LOUNGE 4.47m (14'8") x 4.06m (13'4") into recess.**

A bright west facing reception room which has a pleasant outlook through broad UPVC double glazed windows with Vertical blinds overlooking the front garden, a focal point contemporary wood burning stove set on a glass hearth and solid wood timber mantelpiece over, light oak internal door, double radiator, TV aerial point.





### **DINING ROOM 3.00m (9'10") x 2.74m (9'0")**

With built-in storage unit, central recess for an American style refrigerator/freezer, built-in linen cupboard, contemporary vertical radiator, open plan to:



### **FITTED KITCHEN 4.47m (14'8") x 3.53m (11'7")**

A fabulous brand new kitchen with compact laminate wrap around work surfaces and breakfast bar, composite single drainer sink unit with swan neck mixer tap, inset stainless steel gas hob with metro tiling over and built-in microwave oven and single fan assisted oven, inset ceiling spotlights, hard wearing wood finish flooring, UPVC double glazed window enjoying a pleasant outlook over the rear courtyard, door to outside.



### **SHOWER ROOM**

Well appointed with a white suite comprising; large semi-quadrant fully tiled shower cubicle, chrome mixer shower and curved screening, wall mounted hand wash basin with contemporary chrome mixer tap, low flush wc, mirrored bathroom cabinet, vinyl flooring, extractor fan, light oak internal door.

### **INNER HALLWAY**

Leading to main bedroom and bathroom.

### **BEDROOM ONE 4.04m (13'3") x 3.58m (11'9") measured to wardrobe front.**

This room enjoys a pleasant outlook over the rear patio garden through UPVC double glazed windows, a range of fitted wardrobe cupboards housing hanging space and shelving, radiator, light oak internal door.

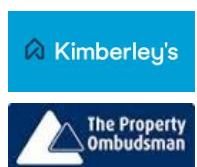


### **BATHROOM 2.46m (8'1") x 2.34m (7'8")**

Newly created and luxuriously appointed with a white suite comprising a large Whirlpool bath with matt black mixer tap and hand shower, low flush wc, twin china wash hand basins again with matt black mixer taps and ceramic tiled surround and both set on a high gloss white vanity unit, mirrored bathroom cabinet, vinyl flooring, double glazed window, light oak 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 3.35m (11'0") x 1.90m (6'3")**

With wooden flooring, double radiator, double glazed window and Vertical blind overlooking the side, light oak internal door. A staircase from this bedroom leads to the attic.



### **ATTIC 5.87m (19'3") x 1.93m (6'4")**

With limited headroom in parts and two Velux windows, fully boarded and insulated providing an additional space with further eave storage, lighting and power. A door from here takes you into a second room which houses the Gloworm gas central heating boiler.

### **OUTSIDE**

To the front of the property there is a raised driveway providing off road parking for two family sized vehicles side-by-side and from the driveway, a painted useful garden shed sits at the end of this driveway. A timber gate leads past the garden shed taking you into:

### **GARDENS**

Offering a sunny aspect and plenty of privacy and seclusion. This area has been laid for ease of maintenance having Astroturf, raised gravelled areas and timber decking allowing you to relax and entertain your family and friends for the best part of the day. Within the garden there is a detached **RECREATION ROOM** created as an outdoor recreation area and bar with marine ply panelling inside, fully boarded and insulated, power and lighting, painted panelling to the exterior and dual aspect mahogany finish UPVC double glazed windows and doors on two sides. A paved pathway takes you around to a delightful two tier paved courtyard garden with seating areas which attract plenty of sunshine in the morning through to early afternoon and another useful garden shed.



**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.



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.

