



Penryn

**An impressive, detached residence with separate annexe
Substantial and extended accommodation
Gas central heating, double glazed windows & doors
Newly fitted kitchen with built-in appliances
Four bedrooms (principal with luxurious en-suite & dressing room)
Substantial light & bright living area, two further reception rooms
Integral garage, multiple parking, EV charging point
Substantial rear garden with a wide variety of plants and shrubs
Popular residential area on the outskirts of Penryn
Viewing highly recommended**

Guide £535,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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

**01326 311400
www.kimberleys.co.uk**

REF: SK7352



This impressive and spacious four bedroom, detached family home with an integral garage and separate self-contained annexe, is set in a favoured cul-de-sac location on the outskirts of Penryn town centre.

Since purchasing the property our client has refurbished the home to a high standard and benefits from gas central heating, UPVC double glazed windows and doors and a newly fitted kitchen with built-in appliances.

The well planned accommodation comprises; **GROUND FLOOR** - Reception hall, an impressive 25' lounge with Juliette balcony, two further reception rooms including the dining room with balcony, a newly fitted kitchen/breakfast room with access to an integral garage. **FIRST FLOOR** - principal bedroom with dressing room and large luxurious en-suite, three further bedroom and a shower room. **LOWER GROUND FLOOR** - Having a self-contained one bedroom annexe that has access to the rear garden and includes a fitted kitchen, lounge, bedroom and shower room plus three further rooms providing laundry facilities and storage. Outside, the property, to the front, there are off road parking facilities and to the rear, an expanse of well established mature gardens comprising of a gravelled sun terrace and wooden bridges that allow you to meander down to the foot of the garden. The garden has a selection of mature trees and shrubs throughout.

The historic of Penryn has a range of day-to-day facilities including shops, restaurants, public houses and doctor's surgery. The property itself is close to Penryn infant and junior school, Penryn College for secondary education and Falmouth University (Tremough Campus). Penryn station is also close by with the Maritime Line that links Falmouth Docks to the cathedral city of Truro.

As the vendors sole agents, we highly recommend an early appointment to view this versatile property.

Why not call for your personal viewing today?

THE ACCOMMODATION COMPRISES:

Wood grain effect UPVC double glazed door with lattice style glazed light panel and additional glazed panel to the side leading to:

ENTRANCE HALLWAY 1.17m (3'10") x 1.88m (6'2")

With central ceiling light, doors leading to the lounge and second reception room, staircase to lower ground floor.

LOUNGE 4.47m (14'8") x 7.75m (25'5")

A generously proportioned dual aspect lounge filled with natural light having UPVC lattice style window overlooking the front elevation and UPVC double glazed patio doors with Juliette balcony overlooking the enclosed rear garden, an Adam style fireplace with electric stove set on a marble hearth, large radiator, two wall uplighters, carpet, chrome light fitting, ornate coving, staircase leading to first floor landing and bedrooms.



DINING ROOM 2.84m (9'4") x 4.32m (14'2")

Access via an opaque fully glazed door from the lounge, UPVC double glazed patio doors to balcony overlooking the rear garden, painted panelled ceiling with inset ceiling spotlights, laminate flooring, two wall mounted uplighters, opaque fully glazed doors giving access to the second reception room and kitchen.



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.



SECOND RECEPTION ROOM 2.95m (9'8") x 3.84m (12'7")

Access from the lounge or dining room through opaque fully glazed doors, UPVC lattice style window to the front elevation, carpet, radiator, central ceiling pendant light. This room has also been used as a home office so is electrically well equipped.



KITCHEN 3.56m (11'8") x 3.86m (12'8")

UPVC double glazed door from the front, opaque fully glazed door from the dining room and door leading to the integral garage, UPVC double glazed window overlooking the rear. Equipped with a range of newly fitted matching wall and base units in grey and chrome handles and marble work surfaces over, ceramic tiled splashback, inset stainless steel sink with chrome mixer tap, laminate flooring, vertical radiator, space for dishwasher, washing machine, refrigerator/freezer, Beko range style cooker with five-ring gas hob and stainless steel extractor over, breakfast bar with two pendant lights over, inset ceiling spotlights, laminate flooring.



GARAGE 5.00m (16'5") x 2.59m (8'6")

With light and power and housing the Worcester gas central heating boiler, electric roller door.

STAIRCASE FROM LOUNGE TO FIRST FLOOR LANDING

Radiator, Velux window for natural light.

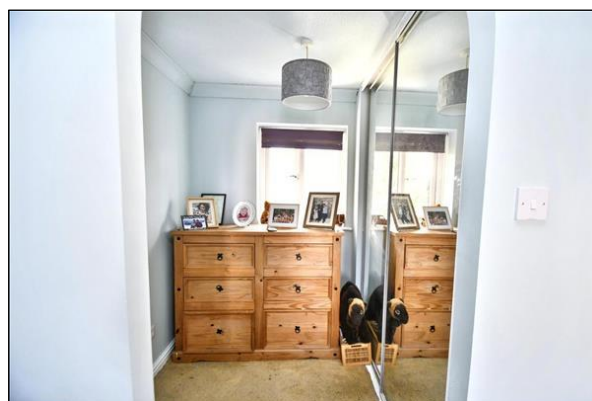
BEDROOM ONE (PRINCIPAL BEDROOM) 2.92m (9'7") x 3.86m (12'8")

With UPVC double glazed lattice effect window overlooking the front elevation, carpet, central ceiling pendant light, radiator, archway to:



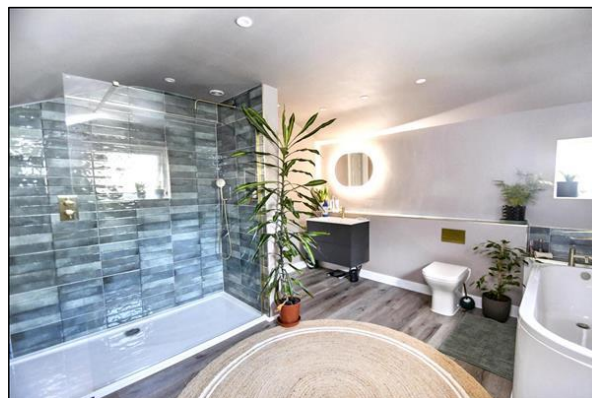
DRESSING ROOM 1.63m (5'4") x 1.78m (5'10")

Fully fitted wardrobes with sliding mirrored doors, UPVC double glazed window to the rear, central pendant light, carpet, door to:



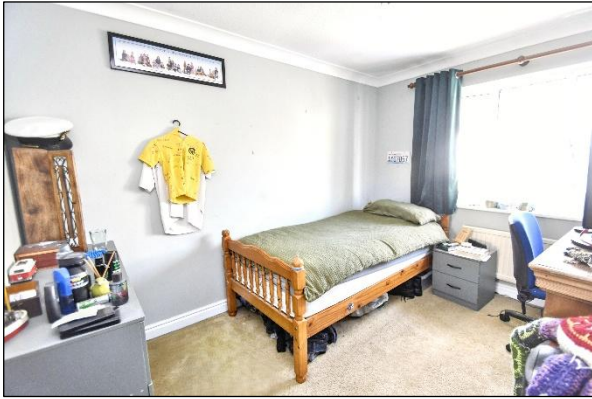
EN-SUITE 3.56m (11'8") x 3.89m (12'9")

Luxuriously appointed with a four piece white suite comprising; panelled, curved bath with mixer taps, concealed cistern low-level flush wc, wall mounted vanity unit with inset wash hand basin and mixer taps, double walk-in shower with tiling and gold effect taps and sensor lights, laminated flooring, two gold effect towel rails, dual aspect UPVC double glazed windows, inset ceiling spotlights, laminate flooring.



BEDROOM TWO 2.57m (8'5") x 3.25m (10'8")

UPVC double glazed window overlooking the front, radiator, central ceiling pendant light, mirror fronted fitted wardrobes, fitted carpet.



BEDROOM THREE 2.57m (8'5") x 3.45m (11'4")

UPVC double glazed window overlooking the rear, radiator, central ceiling pendant light, fitted wardrobe cupboard, fitted carpet.



BEDROOM FOUR 1.78m (5'10") x 2.29m (7'6") UPVC double glazed window, radiator, fitted carpet, central ceiling pendant light.



SHOWER ROOM 2.41m (7'11") x 1.75m (5'9") plus recess and airing cupboard that houses the water tank.

Frosted UPVC double glazed window to the rear. Fitted with a white suite comprising; walk-in shower cubicle with glass door, vanity unit with inset wash hand basin, low-level flush wc, black heated towel rail, fully tiled walls and floor.



FROM THE ENTRANCE HALLWAY, STAIRS TAKE YOU DOWN TO THE LOWER GROUND FLOOR

SEPARATE ANNEXE

LOUNGE 3.51m (11'6") x 4.27m (14'0") plus recess 1.40m (4'7") x 0.99m (3'3")

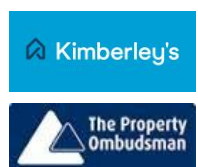
UPVC double glazed patio doors to the rear garden, Adam style feature fireplace with gas coal effect fire set on a marble hearth, central ceiling pendant light, carpet, archway to:



FITTED KITCHEN 4.42m (14'6") x 2.57m (8'5")

UPVC double glazed window overlooking the side. Fitted with a range of matching wall and base units in cream with roll top work surfaces and tiled surround, inset stainless steel sink with mixer tap, Worcester gas central heating boiler, Bosch electric oven and hob extractor fan over, bookcase in recess, panelled painted ceiling with inset spotlights.

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There are three rooms in need of renovation.

ROOM ONE 2.74m (9'0") x 3.40m (11'2") has electricity and plumbing.

ROOM TWO 4.85m (15'11") x 2.06m (6'9")

ROOM THREE 2.41m (7'11") x 2.18m (7'2")

OUTSIDE

FRONT

To the front of the property there is off road parking facilities for several cars and gives access to the integral garage.

REAR

To the rear the property there is an expansive garden accessed from the lower ground floor. The garden has an area of shingle immediately adjacent to the property and from here there is an area of garden that sports and wide variety of plants, shrubs and trees. There are two wooden bridges that allow you to meander down to the foot of the garden. This is a tranquil area to sit and enjoy.

COUNCIL TAX Band E.

SERVICES Mains drainage, water, electricity and gas.

AGENTS NOTE

The vendors have arranged to replace the fitted carpets and this will be done in early May 2026. The property previously had subsidence, this issue was rectified by a reputable builder. The repair work comes with a full guarantee, the property has full buildings insurance.

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.

DOOR FROM LOUNGE TO:

BEDROOM 4.14m (13'7") x 2.90m (9'6")

UPVC double glazed window overlooking the rear, central pendant light, radiator, carpet.

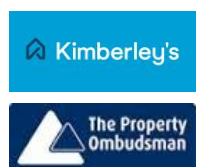


EN-SUITE SHOWER ROOM 2.79m (9'2") x 1.60m (5'3")

Fitted with a shower cubicle, low-level flush wc, pedestal wash hand basin with chrome mixer tap with vanity unit beneath, radiator, pendant light, part tiled and part Respatex panelling, pendant light, wood floor.



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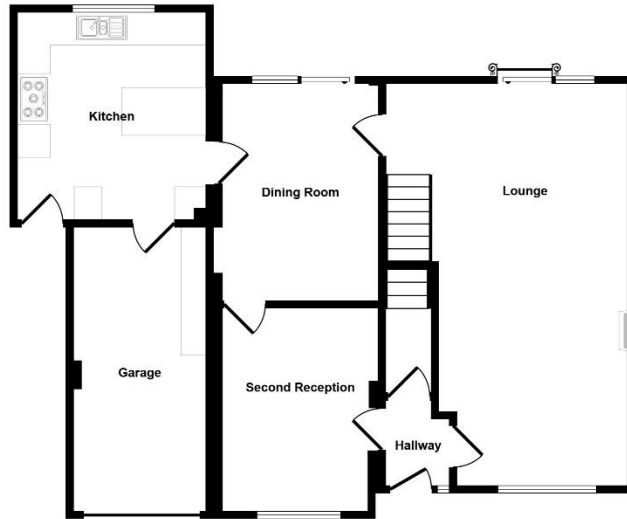
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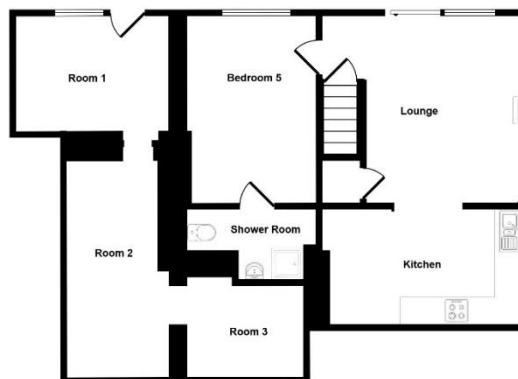
Ground Floor
Approx 86 sq m / 922 sq ft

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 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.



First Floor
Approx 65 sq m / 700 sq ft

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Lower Floor
Approx 78 sq m / 839 sq ft

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