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**Chandler Park,  
Penryn**

**£425,000  
Freehold**





## Chandler Park, Penryn

**£425,000**  
**Freehold**

### Property Introduction

This stunning three double bedroomed detached home is beautifully presented and located in a no-through road on the edge of Penryn town in a highly sought after location.

Having been built by Pearce Fine Homes in 2017, there is the remainder of a 10 year NHBC warranty, a quality fitted kitchen with a significant number of integrated appliances, an en-suite shower room to the principal bedroom and underfloor heating to the ground floor and gas central heating via radiators upstairs.

Unusually for a modern house there is also a generous garden to the rear which is enclosed and has a large patio with lawn.

With a garage, driveway parking for two plus cars, a ground floor cloakroom and being beautifully presented, we know anyone seeking a quality modern house is likely to jump at the opportunity to live here.

### Location

Chandler Park is located on the St Gluvias side of Penryn, named after the church which is less than half a mile away and was founded in the 6th century.

St Gluvias is on the northern side of Penryn providing the best access to the nearby creekside village of Mylor Bridge which has a primary school, newsagent/Post Office, doctor's surgery, fishmonger, butcher and village shop amongst other facilities.

Penryn is renowned for its independent shops, cafes and restaurants, some of which are located on Commercial Road. Penryn also has bus and rail links to Falmouth and Truro which offer a more comprehensive range of facilities.

### ACCOMMODATION COMPRISES

Covered entrance door opening to:-

#### ENTRANCE HALL

Turning staircase to first floor with wooden handrail and glazed screening. Doors off to:-

#### CLOAKROOM

Double glazed obscured window. Close coupled WC and wash hand basin with vanity unit below and tiled splashbacks.

### **KITCHEN/DINER 14' 8" x 8' 11" (4.47m x 2.72m)**

Double glazed window to front elevation. Beautifully fitted with a range of wall and base units in pale gloss grey with marble effect worktop and upstands over incorporating a sink and drainer with swan necked tap. Range of integrated appliances to include a 'Bosch' double oven and grill, 'Bosch' ceramic induction hob with stainless steel extractor over and splashback, built-in fridge/freezer, dishwasher and washing machine. Space for dining table and chairs. Spotlighting and tiled floor.

### **LIVING ROOM 16' 0" x 11' 3" (4.87m x 3.43m) maximum measurements**

Running with width of the house, the lounge is light and bright with a double glazed window and double patio doors to the rear elevation overlooking the garden. Attractive wooden floor and generous understairs storage cupboard.

### **FIRST FLOOR LANDING**

Large over stairs airing cupboard. Doors off to:-

### **BEDROOM ONE 10' 4" x 8' 5" (3.15m x 2.56m)**

Double glazed window overlooking the rear garden and fields beyond. Built-in mirror fronted double wardrobe with hanging and shelving space. Radiator. Door to:-

### **EN-SUITE SHOWER ROOM**

Deep shower enclosure with wall mounted shower, wash hand basin with vanity cupboard below and close coupled WC. Part tiling to walls. Extractor fan, Ladder heated towel rail, tiled floor and spotlighting.

### **BEDROOM TWO 9' 9" x 7' 3" (2.97m x 2.21m)**

Double glazed window overlooking the garden and fields beyond. Radiator. Access to roof space.

### **BEDROOM THREE 9' 9" x 8' 9" (2.97m x 2.66m)**

Double glazed window to front elevation. A double size room with radiator.

### **BATHROOM**

Obscured double glazed window to front elevation. A beautiful white suite comprising panelled bath housing shower with shower screen to side, wash hand basin with mixer tap and vanity cupboard below, low level WC. Ladder heated towel rail. Tiled floor.

### **OFF-ROAD PARKING**

In Chandler Park parking is unrestricted so there is on-street parking available as well as a long bricked driveway that offers off-road parking for two plus cars and leads to the:-

### **GARAGE 18' 11" x 9' 4" (5.76m x 2.84m)**

A single garage with a pitched roof providing useful eaves storage. 'Ideal Logic' boiler providing hot water and central heating. Pressurised water tank. Power and light connected. Double glazed door to rear garden.

### **REAR GARDEN**

Undeniably a lovely feature of the home, the garden is enclosed with fenced borders. There is a generous sun patio immediately to the rear of the property which is a great place for a BBQ and outside entertaining. The lawn is beyond the patio and offers a good size for children and animals to enjoy. Outside tap.

### **FRONT GARDEN**

Lawned garden to the front with entrance pathway to the front entrance door.

### **SERVICES**

Mains water, mains drainage, mains electric and mains gas.

### **AGENT'S NOTES**

The Council Tax band for the property is band 'D'. Please note, as with many modern developments there is an annual estate charge to maintain the grass to the front and the communal parts of the development such as lighting, pavements etc., This is £130.00 per year.

### **DIRECTIONS**

Travelling away from Treluswell roundabout along the B3292 towards Penryn, turn left up into Truro Lane. Follow on up the hill, through the traffic calming, turn right into Round Ring and take the second left into Chandler Park. The property will be identified by a MAP For Sale board a little way up on the right hand side. If using What3words: rezoning.trinkets.trailers

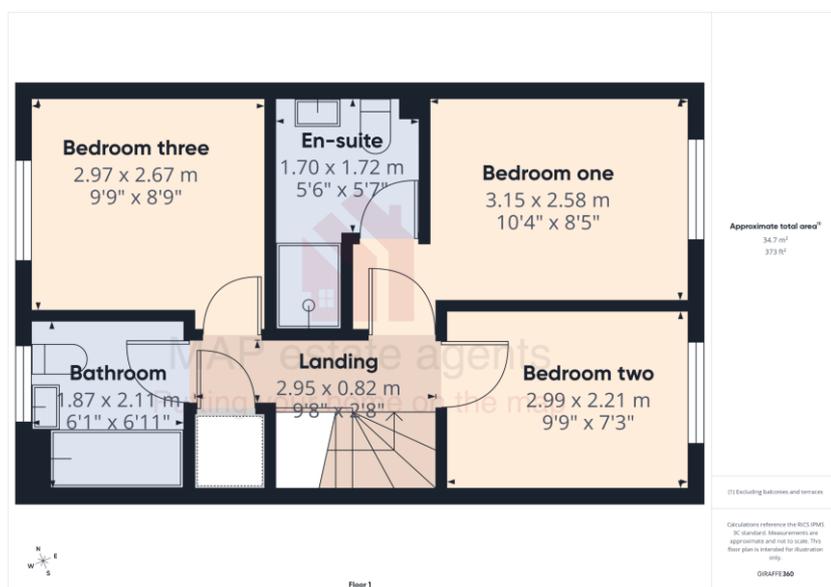
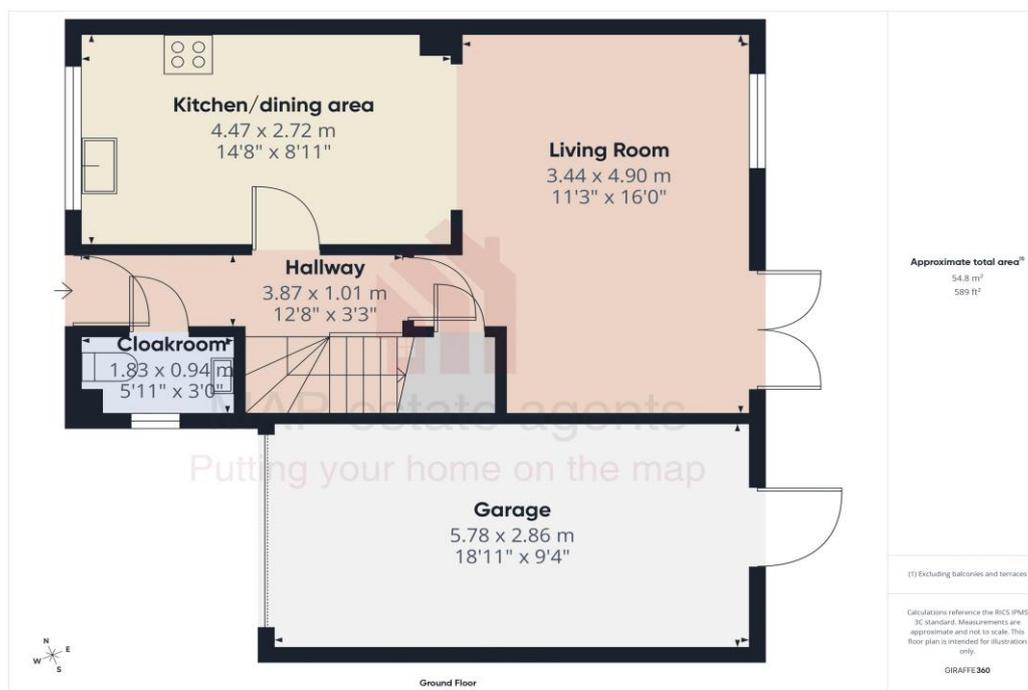


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-101)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
(1-20)			
Not energy efficient - higher running costs			
England & Wales		79	84
EU Directive 2002/91/EC			



## MAP's top reasons to view this home

- Three double bedrooomed detached house
- Quality kitchen with selection of built- in appliances
- Quality sanitary ware to cloakroom, en-suite and bathroom
- Underfloor heating to ground floor, gas central heating to first floor
- Double glazed windows
- Garage and off-road parking
- Enclosed garden to rear, backing on to fields
- Quiet no through road location on edge of town
- Beautifully presented
- Remainder of NHBC guarantee until November 2027



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