



Falmouth

A linked semi-detached house
Ideal home for a growing family
Extended ground floor accommodation
UPVC double glazed windows and doors
Gas central heating by radiators
Sitting room, large dining room
Large, fitted kitchen/breakfast room, utility room
Four bedrooms (one ground floor)
Delightful well stocked gardens
A selection of garden buildings, parking

Guide £375,000 Freehold

ENERGY EFFICIENCY RATING
BAND C

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

01326 311400
www.kimberleys.co.uk

REF: SK7294



We are delighted to offer to bring this substantial four bedroom semi-detached house to the market for the very first time since 2004 when our clients purchased the property throughout our agency with the property being set in a cul-de-sac on the outer fringes of Falmouth.

The house has been extended on the ground floor and improved over the years by our vendors making this a perfect destination for a growing family looking for extra space at a competitive price.

Plenty of features await new owners including gas fired central heating by radiators, UPVC double glazed windows and doors, a re-fitted kitchen/dining room with appliances and a combination of hard wearing floor coverings and carpets throughout.

The spacious accommodation on the ground floor includes an entrance porch, reception hall, large bedroom four (formerly the garage), a sitting room, a generous well fitted kitchen/dining room with a door leading to a large utility room and a second door from the kitchen leading to a dining room backing onto the rear gardens. The first floor has three bedrooms and a re-modelled bathroom/wc in white. Outside the property there are compact front gardens, driveway parking for one vehicle and at the rear, delightful well stocked gardens with patio areas and a selection of garden sheds and a workshop.

As our client's sole agents, we thoroughly recommend an immediate viewing to secure this property.

Why not call for an appointment to view today?

THE ACCOMMODATION COMPRISES:
UPVC double glazed front door to:

ENTRANCE PORCH

With double glazed windows overlooking the front, tiled flooring, coat hooks, central ceiling light, painted and glazed door with frosted privacy panel and window alongside leading into:

RECEPTION HALL

With hard wearing wood finish flooring, staircase to first floor, double opening multi-paned doors to sitting room, panelled internal door to bedroom four.



SITTING ROOM 4.11m (13'6") x 3.84m (12'7") into recess.

A cosy sitting room having a focal point solid white oak wooden fire surround, marble backing and matching hearth, coved cornicing, TV aerial point, broad UPVC double glazed window and Venetian blind overlooking the front aspect, fitted carpet, open plan to:



KITCHEN/DINING ROOM 4.75m (15'7") x 3.10m (10'2")

Equipped with a range of matching wall and base units in light grey with Corian work surfaces and matching splash backs over, inset China 1 1/2 bowl single drainer sink unit with chrome swan neck mixer tap, electric ceramic hob, black glass extractor hood over and single oven under, concealed dishwasher and refrigerator, recessed double glazed window and roller blind, oak finish flooring, double glazed French doors leading to the dining room, spotlights, double radiator, second door leading to:

**UTILITY ROOM 5.61m (18'5") x 2.31m (7'7")**

Having a fitted base unit with marble effect roll top work surface over, large walk-in pantry, double glazed window, double glazed door with window alongside leading to the garden.

DINING ROOM 4.57m (15'0") x 3.05m (10'0")

Approached from the kitchen/breakfast room and offering a bright and pleasant outlook over the delightful rear gardens, double glazed French doors with broad UPVC double glazed window alongside, hard wearing light oak effect flooring, radiator, inset ceiling spotlights.

**BEDROOM FOUR 5.38m (17'8") x 2.44m (8'0") (formerly the garage)**

Approached from the reception hall and having inset ceiling spotlights, double radiator, double glazed window overlooking the front aspect.

STAIRCASE FROM RECEPTION HALL TO:**FIRST FLOOR LANDING**

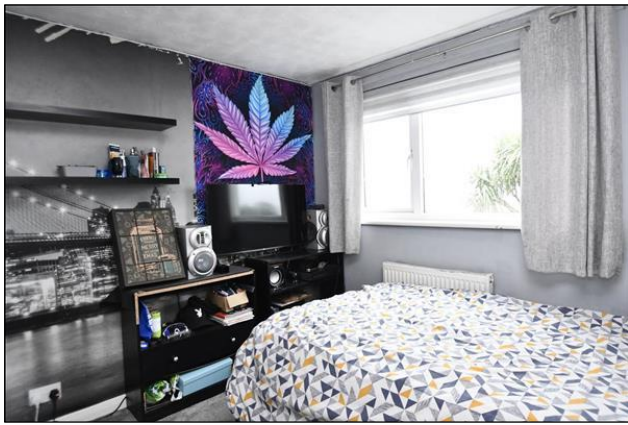
Having a double glazed window, access to insulated loft space which also houses the gas central heating boiler.

BEDROOM ONE 3.96m (13'0") x 2.62m (8'7")

Having a broad UPVC double glazed window overlooking the front garden, radiator, fitted carpet, built-in wardrobe cupboard, six-panelled internal door.

**BEDROOM TWO 2.82m (9'3") x 2.77m (9'1")**

Again, with broad UPVC double glazed window, this time enjoying delightful views over the gardens towards Falmouth Harbour and Pendennis Castle in the distance, radiator, fitted carpet, built-in wardrobe cupboard, six-panelled internal door.

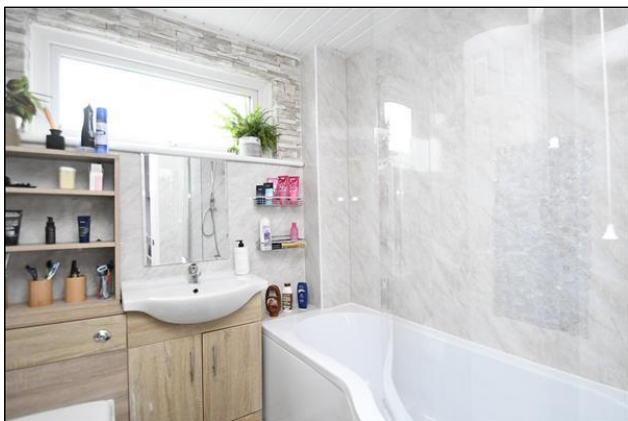


BEDROOM THREE 3.05m (10'0") x 2.03m (6'8")

With double glazed window overlooking the front aspect, radiator, fitted carpet, pine stairwell shelving, six-panelled internal door.

BATHROOM 1.88m (6'2") x 1.85m (6'1")

Re-modelled with a white suite comprising; P-shaped shower bath, chrome easy-on shower attachment with conventional and rainfall head, marble effect bathroom panelling, china hand wash basin set on a vanity unit, shelving alongside and incorporated low flush wc, vinyl flooring, chrome heated towel rail, six-panelled internal door.



OUTSIDE

PARKING

There is parking for one vehicle on the driveway.

GARDENS

To the front of the property there are compact gardens with raised lawn, well stocked flowerbeds with plants and shrubs including a Dracaena Palm. To the rear of the house there are delightful, large rear gardens offering a paved patio area across the back of the house and a covered seating area to one side, lawns, extremely well stocked and raised rockeries with plants and shrubs, a pergola with Wisteria, Clematis, Passion Flower and Honeysuckle takes you through to a second patio at the far end of the garden. Alongside this patio there is a garden workshop which measures 3.84m (12'7") x 1.88m (6'2") and has light and

power. Within the garden there are further three sheds which will be included in the sale.

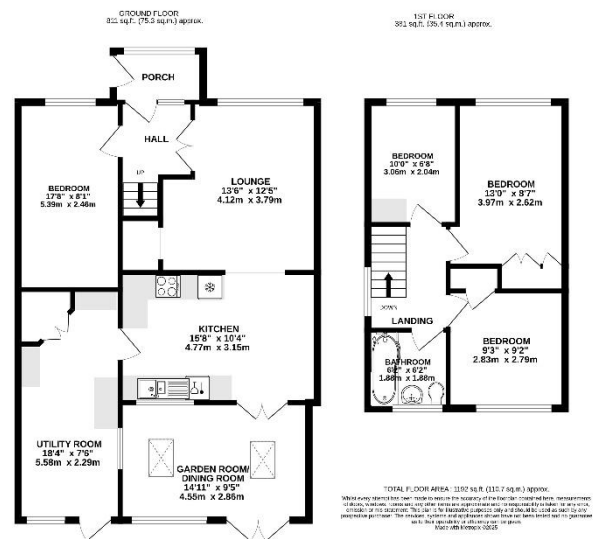


SERVICES Mains drainage, water, electricity and gas.

COUNCIL TAX Band C.

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.

