



Falmouth

A superb, detached dormer bungalow
Exclusive central location
Three bedrooms (principal en-suite)
Spacious and well-proportioned accommodation
Brick driveway with parking
Detached garage
Enclosed, mature gardens
Views towards Swanpool
Vacant 'chain free' property
Viewing highly recommended

Guide £440,000 Freehold

**ENERGY
EFFICIENCY RATING
BAND D**

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REF: SK7407



Being sold for the first time since being built in the 1960's is this impressive, detached, spacious and well-proportioned dormer bungalow set in an exclusive location which is popular due to its accessibility to the town's amenities and beaches.

The property was originally built by our vendors family and enjoys a generous plot with an attractive gateway leading to a herringbone brick driveway to the property and garage.

The spacious and well-proportioned accommodation comprises; a large entrance hallway with a staircase leading to the first floor landing, light and airy dual aspect living room, separate dining room (was a fourth bedroom), a traditional kitchen, utility room, bathroom and a principal bedroom with a door to an en-suite shower room that can be found on the ground floor. On the first floor there is a landing and two further double bedrooms. Outside, the gardens can be found to the front and rear and are mainly laid to lawn with patio areas. To the front of the property there is a driveway which leads to a detached 17' garage with remote controlled electric roller doors.

The ever popular town of Falmouth offers an eclectic range of facilities including shops, cafes, restaurants, the Phoenix multi-screen cinema, the Poly Theatre and the Princess Pavilion that provides a variety of entertainment to suit all tastes. At the end of town you will find Events Square that is home to the National Maritime Museum. The town itself has a diary of festivals throughout the year including The Oyster Festival, Sea Shanty and the ever popular Falmouth Week that hosts a variety of sailing and shoreside events. Just a short walk away is Swanpool Beach and Nature Reserve where you can enjoy a number of watersports including Kyacking and Paddleboarding plus Falmouth Golf Club with its popular Above the Bay bar and restaurant at the top of the hill. The property is also within good proximity to local transport routes and Penmere train station that links Falmouth Docks to the cathedral city of Truro and all points north.

An internal viewing is strongly recommended to appreciate the spacious accommodation and exclusive location within town.

Why not call for your personal viewing today?

THE ACCOMMODATION COMPRISES:
All dimensions approximate.

From Marlborough Crescent, an attractive gateway with a pair of gates leads to a brick herringbone driveway with leads through the front garden to the garage and front door.

UPVC DOUBLE GLAZED FRONT DOOR

With matching UPVC double glazed panels and letterbox to the side.

ENTRANCE VESTIBULE/HALLWAY 4.72m (15'6") x 1.68m (5'6")

A pleasant light and airy area having a radiator, a pair of doors leading to a cloaks cupboard, textured and coved ceiling, wall lights, door to living room, kitchen, dining room and the ground floor bedroom, staircase with balustrade leading to the landing and the first floor accommodation, finished with a carpet.

LIVING ROOM 4.52m (14'10") x 3.35m (10'12")

A light and airy dual aspect room with a pleasant outlook over the front garden and driveway via UPVC double glazed windows. Feature gas fireplace with tiled surround and timber mantelpiece, radiator, textured and coved ceiling with ceiling light, carpet, archway leading through to the dining room (once a fourth bedroom).



DINING ROOM 3.35m (11'0") x 2.97m (9'9")

This room was once the fourth bedroom. A dual aspect room with an outlook over the gardens, radiator, plastered and coved ceiling with ceiling light, finished with a carpet. Further glazed door to main hallway.



KITCHEN 3.66m (12'0") x 2.59m (8'6")

A traditional kitchen with a wide range of wall and base units comprising a selection of cupboards and drawers with solid wood doors and display cabinets, roll top work surfaces with tiled splashback, inset 2 1/2 bowl sink with mixer tap, electric and gas hobs, stainless steel electric oven, walk-in larder having shelving within, radiator, timber ceiling with spotlights and extractor, finished with a tiled floor, archway through to the utility room.



UTILITY ROOM 3.23m (10'7") x 1.52m (5'0")

Worktop surface with tiled splashback and an area for a washing machine and dryer, wall units with wine rack, display area and cupboard, radiator, plastered and coved ceiling with strip light, UPVC double glazed patio doors opening onto the rear gardens, finished with a carpet.



BATHROOM 2.08m (6'10") x 1.68m (5'6")

A three piece suite comprising; corner bath with electric shower over, pedestal wash hand basin and low-level wc with push button flush, UPVC double glazed window to the rear, timber ceiling with downlights, tiled walls, extractor fan, mirrored medicine cabinet, radiator.

BEDROOM ONE 3.91m (12'10") x 3.61m (11'10")

A generous double bedroom having a wide range of mirrored cupboards housing clothes rails and storage within, UPVC double glazed window with outlook to the driveway, radiator, plastered and coved ceiling with ceiling light, carpet, door to en-suite facilities.



EN-SUITE SHOWER ROOM 2.31m (7'7") x 1.52m (5'0")

A modern en-suite with a double shower cubicle with glass screens and electric shower within, low-level wc with push button flush, pedestal wash hand basin, frosted UPVC double glazed window to the rear, radiator, ceiling light and finished with a vinyl floor.



STAIRS AND LANDING

A staircase leads from the main hallway to a landing area with a UPVC double glazed window with fine views towards Swanpool with sea glimpses, plastered ceiling, wall lights, doors to bedrooms two and three.

BEDROOM TWO 3.66m (12'0") x 2.51m (8'3") to wardrobe.

UPVC double glazed window with fine views towards Swanpool with sea glimpses, a range of built-in wardrobes with clothes rails and storage within, door to airing cupboard housing a lagged hot water tank, immersion and storage within, radiator, ceiling light and finished with a carpet.



BEDROOM THREE 3.66m (12'0") x 2.51m (8'3") to wardrobes.

UPVC double glazed window with fine views towards Swanpool with sea glimpses, a range of built-in wardrobes with clothes rail and storage within, radiator, ceiling light, carpet.



OUTSIDE

PARKING

As previously mentioned, the property has a large parking area due to an attractive herringbone brick driveway. This leads to a detached garage.

DETACHED GARAGE 5.18m (17'0") x 2.74m (9'0") With remote control roller doors, power and lighting, shelving, window to the rear, UPVC courtesy door opening to the side and rear garden.

GARDENS The property enjoys gardens to the front and rear and offer a good degree of privacy. These are mainly laid to lawn with mature plant and shrub borders. To the rear, there is a range of patio areas and a garden shed.

GARDEN SHED Of timber construction.

SERVICES

Mains electric, gas, water, drainage. Telephone and Broadband.

COUNCIL TAX Band D.



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.



This floor plan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and all other areas are approximate and no responsibility is taken for any error, omission or mis-statement. Rooms of same name as shown on the plan are not necessarily the same size and may not look like the real items. Made with Home Energy 900.

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