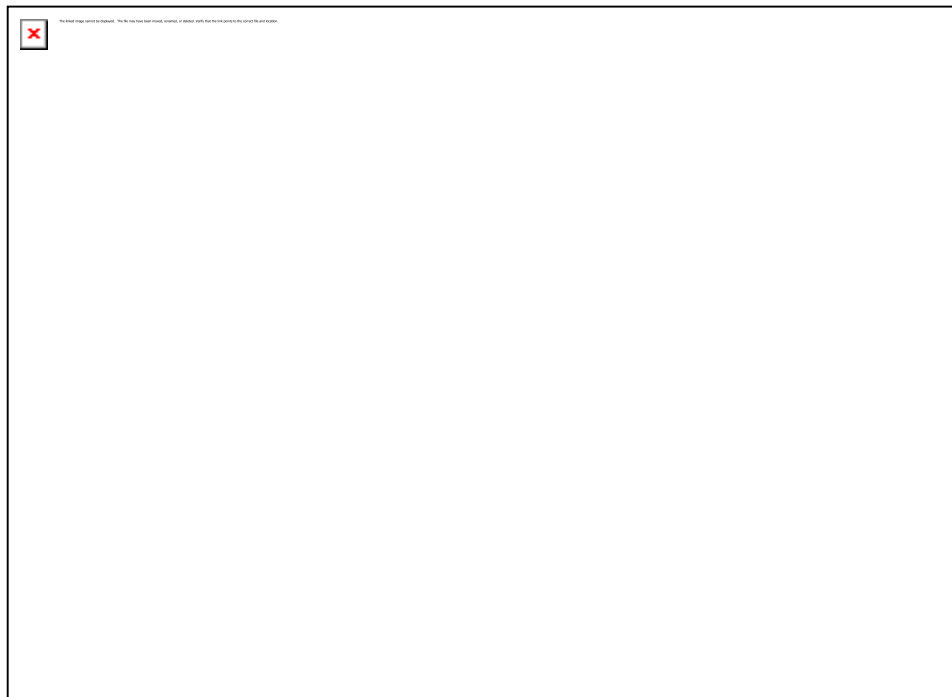


**52 PENKERNICK WAY
ST COLUMB MAJOR
CORNWALL**

**A spacious detached four bedroom dormer style house with rural views to the rear aspect.
Driveway parking, enclosed and private rear garden. Chain free sale.**



PRICE £229,950

REF: CCS00016

**PORCH * HALLWAY * LOUNGE/DINING ROOM * KITCHEN * TWO GROUND
FLOOR BEDROOMS (MASTER EN-SUITE WET ROOM) * TWO FIRST FLOOR
BEDROOMS * BATHROOM * SEPARATE WC * DRIVEWAY PARKING *
ENCLOSED GARDENS * GAS CENTRAL HEATING * UPVC DOUBLE GLAZING *
CHAIN FREE SALE**

VIEWING: By appointment with Clarke's Sales & Lettings Ltd, St. Columb, Cornwall - 01637 881470

52 Penkernick Way ST COLUMB MAJOR

52 Penkernick Way is a modern and well proportioned detached four bedroomed two storey home. The property is situated on a good sized plot with gardens to the front, side and rear providing a good degree of privacy and includes off street parking.

Other features include UPVC double glazed doors and windows, gas fired central heating with radiators throughout, ample storage space with built in cupboards to both first floor bedrooms, a large ground floor bedroom with wet room and a further ground floor room that could be used as a 4th bedroom or a 2nd reception room. There is no ongoing chain.

Penkernick Way is a pleasant well established small cul de sac development within a short walk of the centre of the old market town of St Columb. St Columb itself provides a good range of shops catering for all daily requirements and has a primary school, doctors' and dentists' surgeries, post office and library. The towns of Newquay, Wadebridge and Truro are within easy reach by bus or car and it is only a ten minute drive to Newquay airport. The coastal resorts of Padstow and Mawgan Porth are also within an easy reach.

The accommodation with approximate dimensions is as follows:-

THE ACCOMMODATION WITH APPROXIMATE DIMENSIONS IS AS FOLLOWS:-

UPVC double glazed side door to:-

PORCH

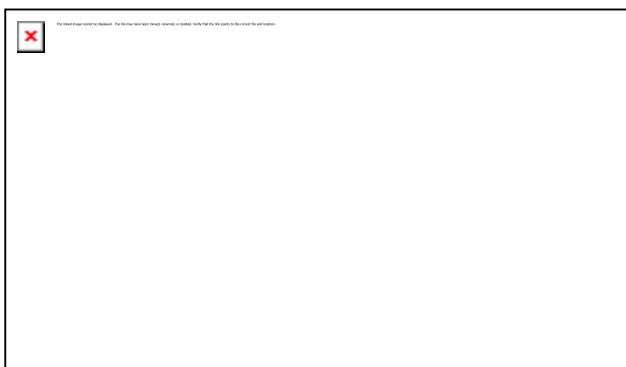
Two UPVC double glazed windows to side and rear aspect. Ceiling light, tiled flooring, ceiling light. Door and side pane to:-

HALLWAY

Understair recess, smoke alarm, ceiling light, radiator, staircase to first floor landing.

LOUNGE/DINING ROOM 22' 02" x 13' 07" (6.76m x 4.14m)

Two radiators, television and telephone points, two lights, serving hatch to kitchen. Door to:-



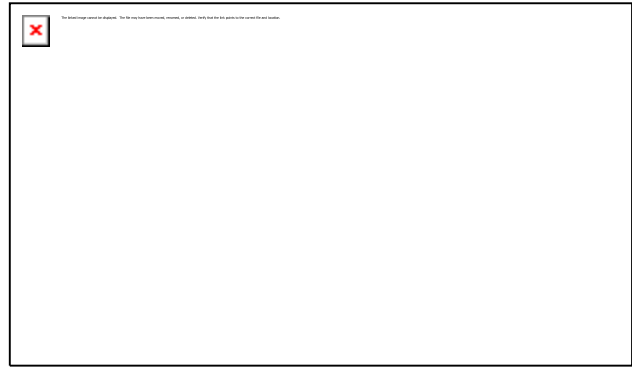
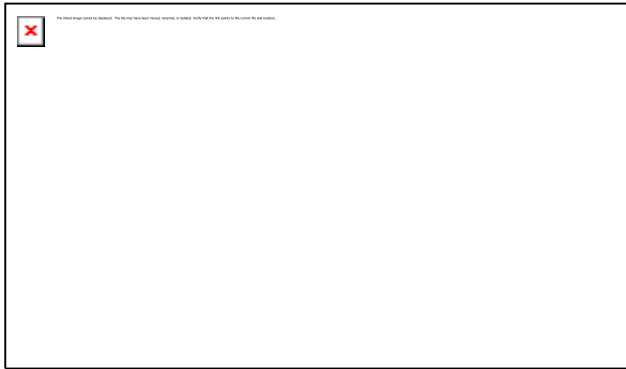
KITCHEN 11' 10" x 8' 11" (3.61m x 2.72m)

Range of shaker style base and wall units comprising cupboards and drawers with work surfaces over and inset sink unit with mixer tap over. Part tiled walls. Integral under counter fridge and freezer, 'Diplomat' oven and four ring gas hob, space for washing machine and dishwasher. UPVC double glazed window and door to rear aspect. Sunken spotlights.

GROUND FLOOR BEDROOM ONE 13' 10" x 8' 09" (4.22m x 2.44m)

UPVC double glazed window to front aspect, radiator, telephone and television point, ceiling light,

sunken spotlights, two fitted chest of drawers and two double wardrobes. Concealed electric consumer unit.



GROUND FLOOR BEDROOM FOUR 10' 11" x 8' 06" (3.33m x 2.59m)

UPVC double glazed window to rear aspect, radiator, telephone point.

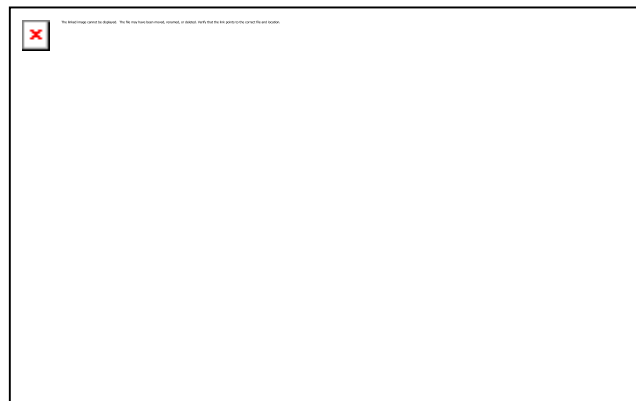
FIRST FLOOR

LANDING

Large walk-in storage cupboard housing the 'Baxi' boiler. Ceiling light, smoke alarm.

BEDROOM THREE 11' 05" x 8' 06" (3.48m x 2.59m)

UPVC double glazed window to rear aspect, large built-in storage cupboard, radiator, ceiling light.



BEDROOM TWO 12' 09" x 12' 08" (3.66m x 3.66m)

UPVC double glazed window to front aspect, built-in wardrobe, undereaves storage, radiator, ceiling light, telephone point.

BATHROOM

White suite comprising low level WC, vanity unit incorporating wash basin, panel bath with mixer shower unit over. UPVC double glazed window to side aspect, ceiling light, wood effect flooring, ceiling light.



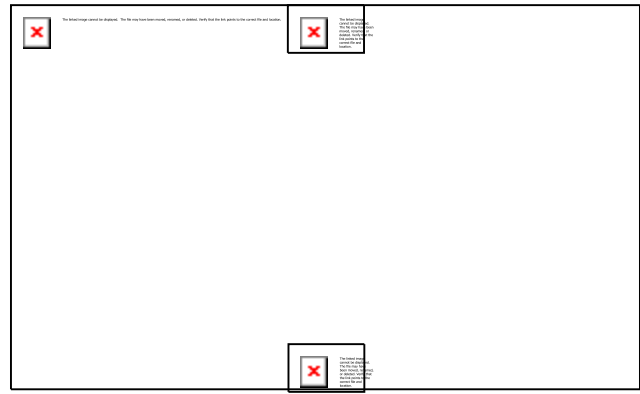
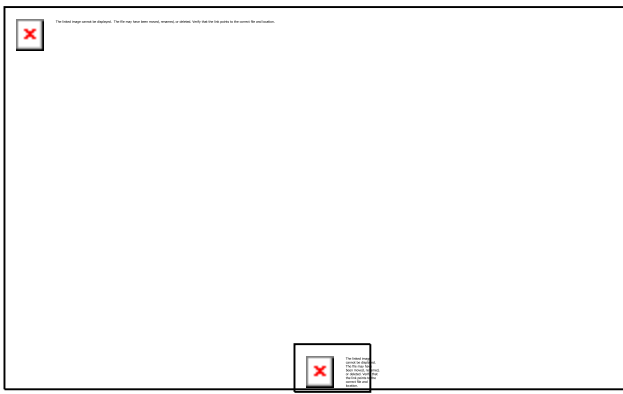
SEPARATE WC

Low level W.C. UPVC double glazed window to side aspect, ceiling light.



OUTSIDE

To the front is a private low maintenance garden and a block paved driveway . Side access from one side of the property to the rear garden. To the rear is an enclosed garden mainly laid to lawn with patio area, mature hedging and some shrub borders. Outside tap.



The Property Misdescriptions Act 1991

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

The Data Protection Act 1998

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