



## Falmouth

A spacious semi-detached residence  
Set in a prime residential location  
Skilfully extended with imagination and style  
Gas central heating, double glazed windows and doors  
A fabulous open plan living/kitchen/dining room  
A bright sitting room with feature fireplace  
Four first floor bedrooms, two bathrooms  
Converted dormer attic room/office  
Integral garage and driveway parking for three cars  
Fabulous landscaped south west facing gardens

Guide £535,000 Freehold

ENERGY EFFICIENCY RATING  
BAND C

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

01326 311400  
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REF: SK7420



We are highly delighted to bring to market, this superb and spacious four bedroom semi-detached house which is perfect for a growing family and set in a prime residential location within walking distance of Kimberley Park, local schools, Penmere Halt branch line railway station and of course, Falmouth's bustling town centre and waterside districts.

Every now and then I re-visit a property which we sold our valued clients and find a transformation that I simply wasn't expecting and that's happened here at Park Rise in Falmouth.

Our clients bought this lovely home from us back in 2018 and since then, they have skilfully extended the property with much imagination and style creating a large and well presented home which will no doubt attract plenty of attention from prospective buyers.

Packed with features to delight any new owners including gas fired central heating by radiators, double glazed windows, doors and bifold doors leading to the garden, a focal point fireplace in the sitting room, a combination of wooden floors downstairs, a re-fitted kitchen with quality appliances and a selection of beautiful, stripped wood internal doors with coloured leaded light work in some rooms. The property also comes to the market with an A1 classification Mundic Block Test.

The accommodation in brief includes a reception hall, sitting room, a large open plan living/kitchen/dining room overlooking and leading to the gardens, utility room and cloakroom/wc. The first floor offers a principal bedroom with en-suite shower room, three further generous bedrooms and a family bathroom/wc combine. A turning staircase from the landing takes you to the top floor where you will find a converted attic space with dormer window overlooking the rear aspect.

Outside, to the front, the property has parking for three vehicles and an attached garage. To the rear of the house there are beautifully landscaped and secure gardens with extensive patio areas that enjoy sunshine for most of the day.

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 the Events Square and 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 the sea front, Gyllyngvase and Castle Beaches and Swanpool Beach and Nature Reserve. Falmouth Golf Club with its popular Above the Bay bar and restaurant is situated 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 and east.

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

Why not call for an appointment to view today?

*THE ACCOMMODATION COMPRISES:* Canopied porch with exterior light to:

*UPVC DOUBLE GLAZED FRONT DOOR TO:*

#### *RECEPTION HALL*

An impressive introduction to the home having ceramic tiled flooring, cupboard housing an electric meter and consumer box, staircase to first floor, two ceiling drop lights, two under stairs storage cupboards, access to principal rooms.

*SITTING ROOM 4.34m (14'3") x 3.38m (11'1") plus 4.34m (14'3") into bay.*

This bright and spacious reception room gets plenty of morning sunshine which streams in through an angular bay with UPVC double glazed windows that have low-level Venetian blinds, original stripped pine flooring, a focal point painted fireplace with cast iron grate, hand painted tiles either side and ceramic tiled hearth, dado rail, coved cornicing, central ceiling light, two radiators, beautiful stripped pine and stained glass leaded light internal door, second stripped pine door with stained glass leaded light insets leading to:

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.





*KITCHEN/DINING/LIVING ROOM*

*LIVING/DINING SECTION 6.65m (21'10") x 3.68m (12'1")*

*KITCHEN 5.08m (16'8") x 2.44m (8'0") - being a measurement of an irregular shape.*

This superbly designed kitchen/living/dining room forms the heart of the home, with three well-defined areas filled with natural light from coated aluminium bi-fold doors overlooking the south-west facing gardens and three Velux windows above. Continuous, hard-wearing bamboo-effect flooring runs throughout, while the living area features built-in low-level bookshelves, contemporary alcove panelling, a central ceiling light and an open-plan layout flowing into the dining area, which comfortably accommodates a long refectory-style table. Two radiators complete the space.



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The amazing kitchen offers a range of base units with wrap around quartz work surfaces including an inset sink with black swan neck mixer tap over, coloured glass frieze, Samsung electric double oven set in tall housing and having cupboards above and below, full length cupboard with shelving alongside. A feature central island has an AEG induction hob set in a wrap around white quartz surface with plenty of cupboard space below and an incorporated breakfast bar, inset ceiling spotlights. A matching tall unit houses a large family sized refrigerator and a smaller freezer to the left hand side. A light oak and glazed internal door leads to:



#### *UTILITY ROOM 2.44m (8'0") x 2.36m (7'9")*

Equipped with a range of matching wall and base units, single drainer stainless steel sink unit with chrome mixer tap, plumbing for washing machine and space for a condensing tumble dryer below, continued Bamboo flooring, double glazed door and matching side panel leading to the gardens, tall column radiator, open plan to:



#### *LOBBY*

With coat hooks, inset ceiling spotlights, light oak internal door to the garage and second door to:

#### *CLOAKROOM/WC 1.52m (5'0") x 1.12m (3'8")*

With pedestal wash basin and chrome mixer tap, double radiator, low flush wc, extractor fan, inset ceiling spotlights, light oak internal door.

*TURNING STAIRCASE FROM ENTRANCE HALL WITH TURNED AND BEVELLED BALUSTRADE AND HARD WOOD BANNISTER LEADS TO:*

*SPLIT-LEVEL LANDING*

Giving access to all bedrooms on this floor, built-in light tube and turning staircase to the top floor.

*PRINCIPAL BEDROOM 3.68m (12'1") x 2.64m (8'8") plus door recess 1.42m (4'8") x 1.02m (3'4")*

Having a double glazed window which attracts plenty of morning sunshine, fitted bedside book and display shelving, independently controlled over head lighting either side, tall column radiator, fitted carpet, central ceiling light, light oak internal door to:

*EN-SUITE SHOWER ROOM 2.34m (7'8") x 2.01m (6'7")*

Luxuriously appointed with a double walk-in shower area, marble tiling, rainfall head and hand shower, accessory recess and glass screening, tall column double radiator, low flush wc, wall mounted china hand wash basin with black chrome mixer tap, fitted back-lit mirror, shaver point, frosted double glazed window, inset ceiling spotlights, extractor fan, marble tiled flooring.



*BEDROOM TWO 3.68m (12'1") x 3.20m (10'6") measured to wardrobe front.*

Having a double fitted wardrobe cupboards with over head storage, fitted bookshelves, double glazed window having a pleasant outlook over the gardens to the rear, fitted carpet, double radiator, pine panelled internal door.



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*BEDROOM THREE 3.38m (11'1") x 2.64m (8'8") plus recess.*

Having a tall double glazed window overlooking the gardens, radiator, built-in wardrobe cupboard, coved cornicing, fitted carpet, pine panelled internal door.



*BEDROOM FOUR 3.15m (10'4") x 2.44m (8'0")*

A generous fourth bedroom with tall double glazed window overlooking the front which enjoys morning sunshine, fitted carpet, painted panelling to dado height, double radiator, linen cupboard with shelving, pine panelled internal door.



*FAMILY BATHROOM 2.21m (7'3") x 1.98m (6'6") into recess.*

Well appointed with a white suite comprising: panelled bath, contemporary chrome mixer tap, mixer shower and fully tiled surround, hand wash basin with chrome swan neck mixer, low flush wc with ceramic tiling behind, tall contemporary column radiator, painted panelling to one wall, hard wearing wood finish flooring, tall bathroom storage cupboard, recessed frosted double glazed window, spotlights, delightful, stripped pine and stained glass leaded light internal door.



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### *TURNING STAIRCASE TO TOP FLOOR LANDING*

*ATTIC STORAGE* Door to attic storage area.

*ATTIC ROOM 3.84m (12'7") x 3.00m (9'10") plus 1.98m (6'6") x 1.22m (4'0") into recess.*

Converted many years ago and having a double glazed dormer window facing south west enjoying elevated views, built-in wardrobe cupboard, eaves storage cupboard, fitted carpet.

### *OUTSIDE*

To the front of the property the gardens are well screened from the road with mature hedging. The front garden is given to a red brick and concrete driveway providing parking for three/four vehicles if parked sensibly and access to:

*INTEGRAL GARAGE 5.03m (16'6") x 2.69m (8'10")*

With electric up and over door, lighting and power, wall mounted Baxi gas central heating boiler (combi) and personal door leading to the utility room.

### *GARDENS*

To the rear of this fine home there are fabulous south west facing gardens which enjoy plenty of sunshine for most of the day through to sunset. The garden has a full width slate paved terrace making this a great place to relax and entertain your family and friends. Paved slate steps lead down to level shaped lawns which are surrounded by well stocked flowerbeds and planter beds which have a wide variety of plants and shrubs including Roses, Japanese Maple, Bay Tree, Fuchsias and plenty of summer colour. At the far end of this well fenced and secure garden there is a second smaller raised slate paved patio which is another place to sit and enjoy the sunshine and to the right hand side you will see a greenhouse which is included in the sale.

*COUNCIL TAX* Band C.

*SERVICES* Mains drainage, water, electricity and gas.

### *AGENTS NOTE*

#### *MUNDIC BLOCK TEST*

Our clients have supplied us with a Mundic Block Test giving an A1 Classification which is eminently suitable for mortgage lending purposes. A copy is available at our office upon request.

#### *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.



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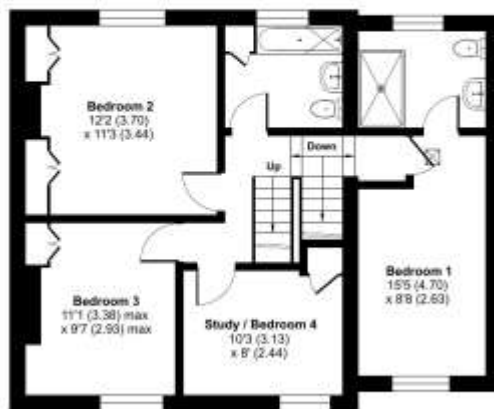
## Park Rise, Falmouth, TR11

Approximate Area = 1646 sq ft / 152.9 sq m

Garage = 143 sq ft / 13.2 sq m

Total = 1789 sq ft / 166.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Rightmove 2020. Produced for Kimberley's Estate Agency. REF: 14822398

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