



## Falmouth

An extended, three bedroom semi-detached family home  
A flexible, ground floor bedroom with en-suite facilities  
UPVC double glazed conservatory to the rear  
Enclosed rear garden  
Driveway providing off road parking facilities  
Nicely fitted kitchen  
UPVC double glazing  
Gas central heating  
Set in the heart of this popular development  
Walking distance to local schools and amenities



**OIEO £280,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND C**

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[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK7160



An opportunity to purchase a three bedroom, semi-detached house which is set in a small private cul-de-sac in the heart of the popular Longfield development which is conveniently situated within walking distance to local schools, amenities and Penmere branch line station.

The house is ideal for a growing family and offers features including gas fired central heating by radiators, UPVC double glazed windows, doors and conservatory plus a ground floor bedroom which is suitable for a variety of uses and has the benefit of an en-suite shower room.

The accommodation in brief comprises; driveway providing parking, steps leading to entrance porch with a further glazed door opening onto a 17'6" living room, 20' kitchen/diner comprising of a good range of base and wall units and a conservatory that leads to the rear garden, ground floor bedroom which offers flexibility to be incorporated into the main residence and also has a spacious modern en-suite shower room comprising of a three piece suite. A staircase leads to the landing and first floor with doors leading to a nicely appointed modern bathroom with a three piece suite and to two further bedrooms with the double enjoying fine elevated views over the area and woodland below. Outside, to the rear of the property is a gravelled patio area and step leading to a lawned garden.

**A viewing of this property is strongly recommended to appreciate the accommodation on offer.**

**Why not call for your appointment to view today?**

#### **THE ACCOMMODATION COMPRISES:**

From the driveway, steps lead to a frosted UPVC double glazed front door with side panel.

#### **ENTRANCE PORCH 1.45m (4'9") x 1.07m (3'6")**

With coat hooks, textured ceiling with centre light, fuse box, glazed door opening to the living room.

#### **LIVING ROOM 5.33m (17'6") x 3.12m (10'3")**

A large picture double glazed window allows a good degree of light with a pleasant outlook over the area and woodland below, attractive timber flooring, radiator, plastered coved ceiling with lighting, closed tread staircase with storage cupboard under, doors to kitchen and the ground floor bedroom.



#### **KITCHEN/DINER 6.10m (20'0") x 2.90m (9'6")**

A spacious kitchen comprising of a good range of base and wall units comprising of cupboards and drawers with timber doors and display cabinets, wrap around roll top work surface with brick effect splashback, stainless steel 1 1/2 bowl sink with drainer, recess for cooker with a stainless steel extractor canopy over, recess for washing machine or dishwasher, feature breakfast bar and an area suitable for a dining table or similar, radiator, two UPVC double glazed windows with an outlook over the rear garden, storage cupboard, plastered ceiling with spotlights. This room is finished with a tiled floor, UPVC double glazed stable style door opening to conservatory.



#### **CONSERVATORY 2.90m (9'6") x 2.84m (9'4")**

A pleasant UPVC double glazed conservatory with half wall and windows overlooking the side and rear garden. A pair of UPVC patio style doors opens onto the gravelled patio area and lawned gardens above, radiator, tiled floor.

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.





**BEDROOM ONE/GROUND FLOOR ROOM 3.12m (10'3") x 2.67m (8'9")**

A more modern addition to the property that gives the property flexibility for a variety of uses. UPVC double glazed window with outlook over the area, radiator, plastered ceiling with centre light, finished with a timber floor, door to an en-suite shower room.



**EN-SUITE 2.67m (8'9") x 1.75m (5'9")**

A spacious modern en-suite shower room comprising of a three piece suite comprising; a double shower with screen and overhead shower rose, wc with concealed cistern and a wash hand basin set within a vanity unit, tiled walls, ceiling light and Veluz window, chrome towel rail.



**STAIRS AND LANDING**

A closed tread staircase with balustrade with storage under leads to the landing and first floor.

The landing has a coved ceiling with lighting and loft trap with access to roof space, radiator, airing cupboard housing a gas combination boiler providing domestic hot water and central heating facilities for the property.

**BATHROOM**

A nicely appointed modern bathroom comprising of a three piece suite comprising; a P-shaped bath with shower rose over and screen, low-level wc and wash hand basin with storage under, tiled walls, illuminated mirror, frosted UPVC double glazed window, chrome heated towel rail and ceiling light.



**BEDROOM TWO 3.12m (10'3") x 2.67m (8'9")**

A double bedroom with UPVC double glazed window having views over woodland below and the area, ceiling light, laminated flooring.



**BEDROOM THREE 3.12m (10'3") x 2.13m (7'0")**

UPVC double glazed window with outlook over the rear to the garden, plastered ceiling, centre light.



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## OUTSIDE

To the front there is off road parking and a small lawned garden to the front.

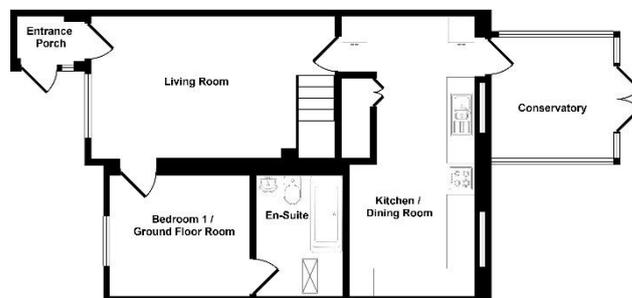
To the rear of the property is an enclosed garden with gravelled patio areas and step leading to a lawned garden currently housing a garden shed.



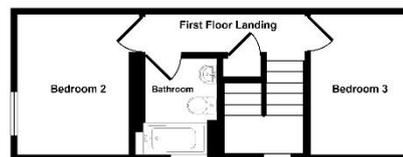
## View



Approx Gross Internal Area  
85 sq m / 917 sq ft



Ground Floor  
Approx 59 sq m / 636 sq ft



First Floor  
Approx 26 sq m / 281 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

**COUNCIL TAX** Band B.

## 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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