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Penryn Road

Kesgrave, IP5 1LA

Offers in excess of £350,000

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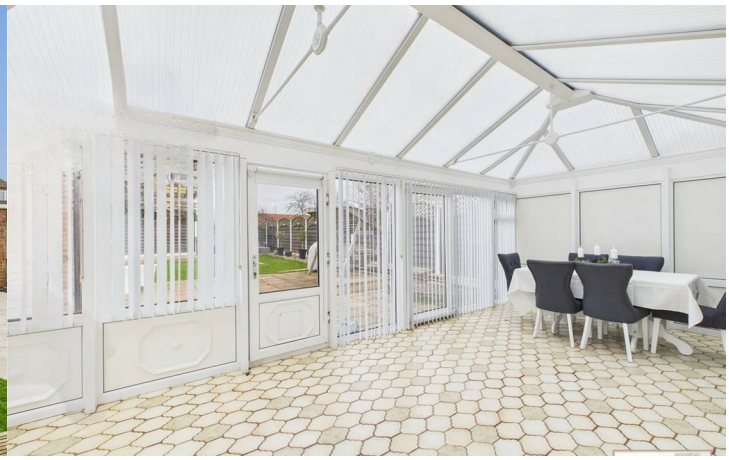


Penryn Road

Kesgrave, IP5 1LA

Offers in excess of £350,000

Front Garden

Open plan laid to lawn and there is a double driveway to the front of the property and a single driveway continues adjacent to the property providing parking for numerous vehicles. Half way down are large metal gates and an outside tap. The driveway leads to a garage. There is good conditioned panel fencing separating the side of the driveway from next door.

Entrance Hallway

Radiator, double glazed front entrance door with feature leaded light and stained glass feature, stairs rising to the first floor and a very handy understairs cupboard.

Lounge

16'9" x 12'3" (5.11m x 3.73m)

Lovely lounge with a southerly facing window which makes this room full of sunshine and natural daylight, there is a good size radiator and the focal point of the room is a feature fireplace in surround marble hearth there are also wall light points.

Bedroom Four / Dining Room

13'6" x 10'3" (4.11m x 3.12m)

Sliding double glazed patio doors opening through to conservatory and a vertical contemporary style radiator.

Kitchen

9'9" x 9'8" (2.97m x 2.95m)

Bosch double oven, Hotpoint four ring gas hob with extractor hood above, 1 1/2 bowl polycarbonate sink unit, ample worksurfaces, space and plumbing for a washing machine, radiator, fully tiled walls, base drawers, cupboard, eye-level units, glazed display cabinets, window and double glazed door leading through to the conservatory.

Study / Bedroom Five

7'9" x 5'3" (2.36m x 1.60m)

Radiator and a window to front. This is a lovely south facing study/office and a very light and bright room full of sunshine for a good part of the day making it a pleasure to work in.

Downstairs Cloakroom

W.C., wash hand basin, fully tiled walls and window to side

Conservatory

20'7" x 10'6" (6.27m x 3.20m)

Full width conservatory with pitched roof, UPVC double glazed with power and light and double glazed patio doors and single pedestrian door opening straight out into the garden.

Landing

Doors to two very useful spacious storage cupboards with fitted shelving and doors to bedrooms one, two, three and the family bathroom.

Bedroom One

13'11" x 12'5" (4.24m x 3.78m)

Extremely spacious main bedroom with extensive fitted wardrobes comprising two single wardrobes either side of the bed plus matching bedside table and eye-level units plus two further sets of double wardrobes, vanity unit wash basin with cupboards beneath, double radiator and a picture window to front which is southerly facing making this a very pleasant and extremely light and sunny room for a good part of the day.

Bedroom Two

10'9" x 10'4" (3.28m x 3.15m)

Radiator with window to rear, panelling and two double built-in wardrobes.

Bedroom Three

9'8" x 7'3" (2.95m x 2.21m)

Radiator, window to rear, fitted shelving and wardrobe units.

Bathroom

Bath and a Mira 88 shower over with cantilever shower screen, vanity unit wash hand basin inset with range of cupboards and drawers beneath, worksurfaces, W.C., double radiator, skylight window to front which is southerly facing making this a very sunny and pleasant room for a good part of the day and fully tiled walls.

Rear Garden

45 x 15 (13.72m x 4.57m)

Much larger than average garden, the first part of the garden is completely un-overlooked from the rear enclosed by decorative panel fencing with trellis work over, concrete post and rail there is a large area of lawn. Patio area and a rear southerly facing decking area which is an absolute suntrap ideal for sitting out on warm summer days for a morning cuppa or afternoon glass of wine.

There is a large second part of the garden which runs behind the garage at right angles to the first part and is at least if not bigger than the first part.

The second part is an additional 45' x 15' and has been paved plus a separate artificial lawn area. This garden is fully enclosed by a panel fencing and is un-overlooked from the rear making this an extremely beneficial addition to the original garden and superb as a children's play area.

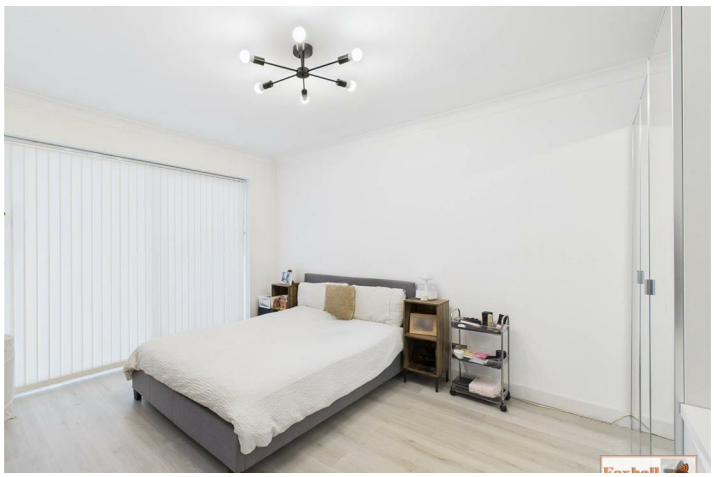
Garage

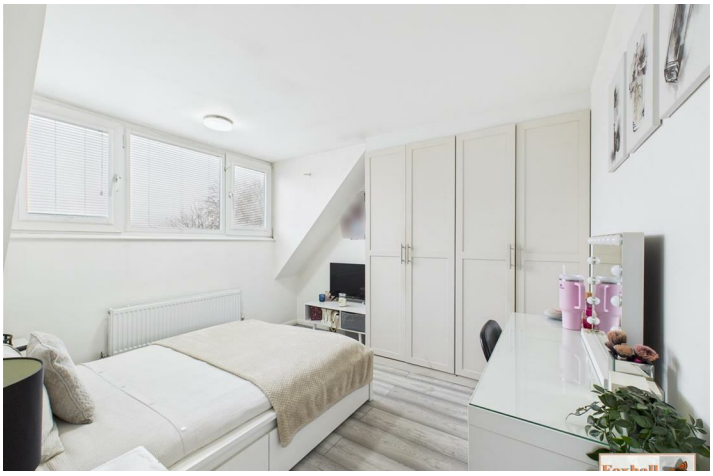
Manual up and over door and window to side.

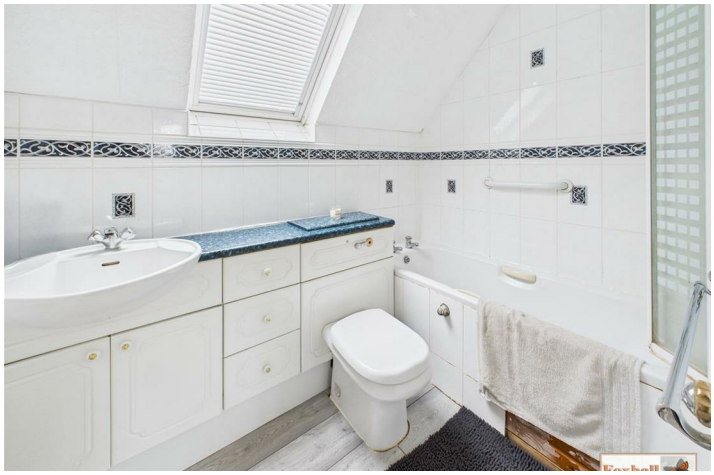
Agents Notes

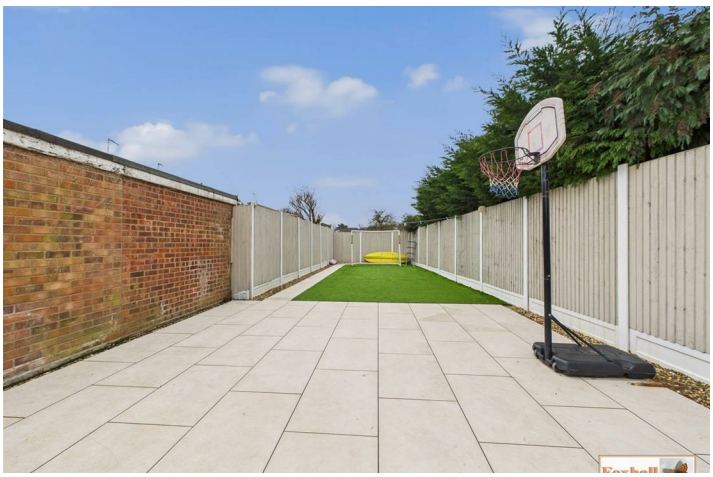
Tenure - Freehold

Council Tax Band - C





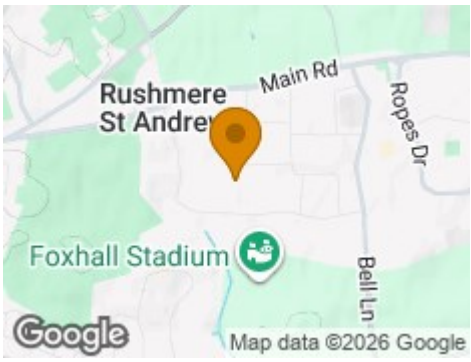




Road Map

Hybrid Map

Terrain Map

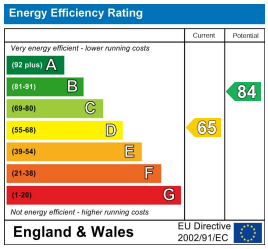


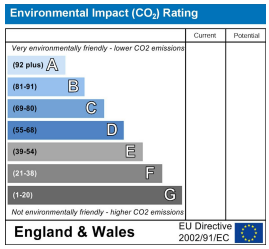
Floor Plan

Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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