



Laskowski
&Co



Kensa House, 81 Trelowen Drive, Penryn, TR10 9WT

Guide Price £465,000

An attractive, modern, 4 double bedroom detached house, occupying a particularly favourable position within this development on the outskirts of Penryn, constructed circa 2016 and close to the desirable town of Falmouth. The property is beautifully presented inside and out, with manicured and landscaped gardens to the rear, well-proportioned accommodation, and a single garage with driveway parking for 2 vehicles. An efficient home with a high EPC rating of B.

Key Features

- Attractive and exceptionally well-presented detached house
- Favourable position within this development
- Landscaped gardens
- EPC rating B
- 4 double bedrooms
- Elevated views to the rear
- Garage and driveway parking



THE PROPERTY

Constructed circa 2016 by Bovis Homes, a fine example of a four/five bedroom detached family residence offering comprehensive and versatile accommodation throughout, benefiting from double glazing, gas fired central heating, modern bath/shower rooms, and extremely well-appointed and stylish living accommodation.

THE LOCATION

Treloven Drive is conveniently located on the outskirts of Penryn market town, providing easy access to all local amenities, including but not limited to: Asda superstore, filling station, retail offerings such as B&Q, and various sports clubs, all within a five minute drive from the property. Nearby, there are excellent options for both junior and senior schooling, including highly sought-after Penryn College, whilst it is also conveniently located for the Tremough Campus of Falmouth & Exeter University.

Penryn is a small and historic port on the south coast of Cornwall, chartered in 1236. During the 19th Century, the town was known for the export of granite, used in such buildings as the Bank of England and many of the country's lighthouses. The town is home to Penryn Campus, a large university occupied by two institutions – Falmouth University and the University of Exeter. Over recent years, the area has thrived due to a significant increase in student population, in turn, having a positive impact on local businesses. The scenic Helford River is a short drive away, with areas such as Falmouth, Truro and Helston within close proximity, making this attractive town a perfect place for those seeking a quieter lifestyle, whilst being conveniently close to the liveliness of larger towns.

Falmouth is undoubtedly one of Britain's most thriving and lively towns, offering a very unique lifestyle, bustling town centre and beautiful beaches. Recently voted as the best place to live in the UK by readers of The Sunday Times, and offering many attractions such as Pendennis Castle, National Maritime Museum, pubs, bars, restaurants and the Falmouth Marina. The combination of maritime heritage and modern creativity makes the town a hugely popular spot. It is a constant carnival during the summer months, yet still energetic in the winter, offering great food festivals and sea shanties to keep all entertained. The railway line takes you to Truro in under half an hour and many beautiful areas surround Falmouth, including Flushing, Mylor and the Helford River.

THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

From the driveway, a mellow stone path leads to the front door, opening into the:-

ENTRANCE HALLWAY

Tiled flooring. Doors to sitting room, study/bedroom five, cloakroom/utility and kitchen/dining area. Radiator, under stair storage cupboard.

STUDY/BEDROOM FIVE

8'3" x 6'7" (2.52m x 2.02m)

Currently utilised as a playroom, with potential to become a

single bedroom. uPVC double glazed windows to the front elevation. Carpeted flooring, radiator.

CLOAKROOM/UTILITY

Comprising low flush WC, floating sink, and utility units with space and plumbing for washing machine. uPVC double glazed frosted window to the side elevation. Tiled flooring, radiator.

KITCHEN/DINING AREA

25'3" x 10'4" (7.70m x 3.15m)

A modern and open-plan kitchen/dining area with eye and waist level units both above and below a wood-effect roll top worksurface with inset stainless steel sink and mixer tap. Integrated gas hob with splashback and extractor hood. Integrated appliances including dishwasher and fridge freezer. Tiled flooring. Space enough for a large table and chairs to the dining area, with uPVC double glazed doors to the rear garden, and glazed double doors to the:-

SITTING ROOM

14'9" x 11'7" (4.50m x 3.55m)

A double aspect room with uPVC double glazed window to the side elevation, and broad uPVC double glazed bay window to the front elevation. Carpeted flooring.

From the hallway, stairs rise to the:-

FIRST FLOOR

LANDING

Doors to all bedrooms and the family bathroom. Airing cupboard housing Megafluo unvented hot water tank. Carpeted flooring, loft hatch to boarded and insulated loft with power and light.

PRINCIPAL BEDROOM

13'10" x 11'7" (4.22m x 3.55m)

A large double bedroom with space enough for a super king bed. Broad double glazed uPVC bay window to the front elevation. Built-in wardrobe, radiator, carpeted flooring.

EN-SUITE

A three piece suite comprising low flush WC, wash hand basin with mixer tap, and walk-in shower unit with glazed screen and overhead shower. Tiled flooring, part-tiled walls, heated towel rail, extractor fan. Wall-mounted mirror and cupboard.

BEDROOM TWO

14'5" x 9'3" (4.41m x 2.82m)

A double bedroom with uPVC double glazed windows to the rear elevation providing lovely views over the garden and reservoir beyond. Carpeted flooring, radiator.

BEDROOM THREE

11'1" x 10'0" (3.39m x 3.05m)

A double bedroom with uPVC double glazed windows to the front elevation. Radiator.

BEDROOM FOUR

10'6" x 8'2" (3.21m x 2.49m)

The fourth double bedroom, with uPVC double glazed window providing elevated views alike to bedroom two. Carpeted flooring, radiator.

FAMILY BATHROOM

Comprising low flush WC, wash basin with mixer tap, wall-mounted mirror and cupboard, and bath with mixer tap and shower with glazed screen. Tiled flooring, part-tiled walls, heated towel rail, extractor fan.

THE EXTERIOR

FRONT

Mellow stone path to front door with token areas of lawn with mature shrubs to either side. Driveway parking for two vehicles and access to the single garage.

REAR

Beautifully landscaped, predominantly lawned, and bordered by mature shrubs and fencing, with elevated views over the trees and water below. A paved area with cast iron railings gives access into the dining area via French doors. Below, there is an extensive area of decking, with low-level flower beds and space for garden furniture etc. Centralised firepit within a raised bed of slate pebbles. Another levelled, decked area to the lower corner, ideal for excess furniture.

GARAGE

18'0" x 8'10" (5.5m x 2.7m)

A single garage with up-and-over door and power supply. Partially boarded within the eaves to provide additional storage space. Door access via the rear garden.

GREENHOUSE

8'1" x 4'3" (2.47m x 1.3m)

Situated off of the garage, with built-in planter and single glazing.

GENERAL INFORMATION

SERVICES

Mains gas, electricity, water and drainage are connected to the property. Gas fired central heating.

COUNCIL TAX

Band E - Cornwall Council.

TENURE

Freehold.

VIEWING

All enquiries and viewing requests are to be made directly with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.





Floor Plan

