Kimberley's

The adventure starts Here...



47 Kingston Way, Mabe Burnthouse, Penryn, TR10 9FD

Guide Price £375,000 Freehold

An opportunity to purchase an exceptional well presented and modern four bedroom semi-detached family home with garage, driveway and delightful rear gardens situated within the highly sought-after residential development of Kingston Way.

- A modern semi-detached family home
- Presented to an exceptionally high standard
- Fully fitted kitchen/dining room with separate utility
- Family bathroom and ground floor cloakroom
- Impressive well stocked rear garden, garage & parking
- Village location on the outskirts of Falmouth
- Four bedrooms, principal with en-suite shower room
- Lounge overlooking the front aspect
- UPVC double glazing, gas central heating
- Energy Performance Rating - Band C

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 1

The property offers spacious and well proportioned accommodation throughout, ideally suited to modern family living. Additional benefits include gas fired central heating, UPVC double glazing, a utility room, a ground floor cloakroom/WC, and a principal bedroom with ensuite shower room.

The well planned accommodation comprises a light and airy entrance hall with useful under stairs storage area, a ground floor cloakroom/WC, and a spacious living room enjoying an outlook to the front. To the rear of the property is an impressive 5.33m (17'6") x 3.35m (11'0") kitchen/dining room, featuring a beautifully appointed contemporary fitted kitchen with a comprehensive range of integrated wall and base units. The dining area provides ample space for family dining and entertaining with patio doors opening onto the rear garden.

To the first floor, there is a modern family bathroom and four bedrooms, the principal bedroom benefiting from an ensuite shower room and enjoys a delightful outlook over the beautifully landscaped and well stocked rear gardens.

Externally, the property benefits from private off road parking via a driveway and a good sized garage.

The village of Mabe offers a range of local amenities and facilities, including a highly regarded primary school and pre-school provision, a community village hall, children's play area, and a convenience store with Post Office. The popular New Inn public house is also located within the village, while the nearby Tremough Campus provides further educational opportunities. For those who enjoy the outdoors, Argal Reservoir is within easy reach and offers picturesque walks and attractive countryside surroundings.

THE ACCOMMODATION COMPRISES:
All dimensions are approximate.
Composite double glazed entrance door with inset glazed panel and letterbox, opening into the entrance hall.

ENTRANCE HALL - 5.79m x 1.93m (19'0" x 6'4")
A long, welcoming hall with engineered wood flooring, ceiling light, door to coat cupboard, radiator, coat hooks and fuse box. A closed tread staircase with balustrade rises to the first floor landing, with a useful under stairs storage area beneath. Doors to cloakroom/wc, kitchen/diner and living room.

CLOAKROOM/WC
Nicely appointed with low level wc and push button flush, wash hand basin set within a vanity unit, with tiled splashback, ceiling light, extractor fan, radiator, finished with engineered wood flooring.

LIVING ROOM - 4.57m x 3.3m (15'0" x 10'10")
UPVC double glazed window to the front aspect, ceiling light, radiator and finished with a carpet.

KITCHEN/DINER - 5.33m x 3.35m (17'6" x 11'0")
KITCHEN AREA.
UPVC double glazed window with lovely views overlooking the well stocked rear garden. A beautifully presented modern kitchen comprising a good range of base and wall units, incorporating cupboards and drawers with cream fronted doors and metal door furniture, complemented by a wrap around roll top work surface with matching splashback, one and a half bowl sink with drainer and mixer tap, AEG four ring electric hob, matching AEG stainless steel extractor canopy over and light, Zanussi stainless steel double oven, integrated dishwasher, integrated fridge and freezer, cupboard housing gas central heating boiler with also provides the domestic hot water, spotlights and finished with an engineered wood floor. Door to utility area.
DINING AREA
UPVC double glazed patio doors opening onto the patio area and exceptional rear garden, space for dining table and chairs, radiator, spotlights, finished with engineered wood flooring.

UTILITY AREA - 1.52m x 1.22m (5'0" x 4'0")
A range of base units matching the kitchen, complemented by roll top work surfaces with tiled splashbacks, stainless steel sink with drainer and mixer tap, recess and plumbing for a washing machine, ceiling light point, extractor fan and useful shelving, finished with engineered wood flooring.

STAIRS/LANDING
From the hall a closed thread staircase leads to a galleried style landing with balustrade. Loft hatch provides access to the roof space, ceiling light, radiator, door to airing cupboard with shelving, finished with a carpet. Doors to all bedrooms and family bathroom.

BATHROOM
A modern bathroom with a three piece suite consisting of a panelled enclosed bath with shower over and grass screen, wall mounted sink with mixer tap and splashback, low level wc, part tiled walls, mounted mirrored cabinet, radiator, ceiling light and extractor fan.

BEDROOM ONE - 3.81m x 3.2m (12'6" x 10'6")
A generous double bedroom with ensuite facilities, UPVC double glazed window with splendid outlook over the rear garden and trees behind, radiator, ceiling light and finished with a carpet.

EN-SUITE SHOWER ROOM
Comprising of a three piece suite consisting of a tiled shower cubicle with electric shower and glass folding doors, low level wc with push button flush, sink set in a vanity unit, splashback, mounted cabinet, chrome heated towel rail, ceiling light and extractor.






BEDROOM TWO - 3.35m x 3.2m (11'0" x 10'6")
UPVC double glazed window with outlook to the front aspect, radiator, ceiling light and finished with a carpet.

BEDROOM THREE - 2.13m x 2.29m (7'0" x 7'6")
UPVC double glazed window with outlook to the front aspect, radiator, ceiling light and finished with a carpet.

BEDROOM FOUR - 2.13m x 2.29m (7'0" x 7'6")
UPVC double glazed window with outlook to the front aspect, radiator, ceiling light and finished with a carpet.

OUTSIDE
To the front of the property is a driveway providing off road parking with leads to the garage.

GARAGE - 5.56m x 3.12m (18'3" x 10'3")
A good sized garage with metal up and over door, power and lighting, storage shelves and UPVC double glazed door to the rear.

GARDENS
The majority of the gardens are located to the rear and are a true delight, being a real credit to the current owners. Enclosed and predominantly laid to lawn, they feature well stocked, colourful and mature planted borders. A generous patio area provides the perfect space to sit, relax and entertain friends and family, while a useful garden shed is neatly positioned at the end of the garden.

SERVICES
Mains gas, electric and water.

COUNCIL TAX
Band D.

AGENTS NOTE
Current estate charges are £335 up to December 2026, to be reviewed in 2027.

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.

Kimberleys Estate Agents

29/29a Killigrew Street, Falmouth, Cornwall





01326 311400

info@kimberleys.co.uk

https://www.kimberleys.co.uk/

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

01326 311400

www.kimberleys.co.uk

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