



Falmouth

A modern detached family home
Set in a highly prestigious location
Walking distance to the sea front, beaches and town
Gas central heating, UPVC double glazing (majority)
Triple aspect lounge and dining room
Recently re-fitted kitchen with built-in appliances
Three good bedrooms, re-modelled bathroom
Detached garage and driveway parking
Secluded lawned front gardens
Delightful, terraced gardens at the rear

Guide £460,000 Freehold

**ENERGY EFFICIENCY RATING
BAND C**

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

01326 311400
www.kimberleys.co.uk

REF: SK7374



A great opportunity to own this delightful, three bedroom, detached family home, set in one of Falmouth's premier locations where properties are seldom available and that shows the attraction of living in such a quality location which is so close to Falmouth's famous level sea front, beaches and the town centre.

Built by Messrs Sellick, Nicholls and Williams (SNW) in 1982 to a classic style, with gable fronted red brick and contrasting painted elevations and set at the end of this quiet favoured cul-de-sac. Our clients have enjoyed their tenure here at the house and are now looking forward to their new property adventure.

The property has been refurbished over the past five years and is packed with plenty of features to impress any prospective new owners including gas central heating by radiators (combi), UPVC double glazed windows and doors (majority), cavity wall insulation, a re-fitted kitchen with appliances, a re-modelled bathroom with contemporary white suite and wood finish flooring on the ground floor.

The well planned accommodation includes on the ground floor, a reception hall, cloakroom/wc, a triple aspect L-shaped kitchen/dining room which is open plan to the new fitted kitchen and a covered utility porch which runs alongside the house. The first floor offers three good sized bedrooms and a re-modelled shower room/wc in white.

Outside the property there are secluded lawned gardens to the front of the house which attract plenty of sunshine throughout the day and to the right hand side, a detached single garage and parking for one good sized vehicle on the driveway. The rear gardens enjoy a high degree of sunshine throughout the afternoon to sunset with plenty of privacy and are laid for ease of maintenance allowing you more free leisure time to relax and entertain your family and friends.

The house is well placed within walking distance of Swanpool Lake and Beach, Gyllyngvase and Castle Beaches along the seafront, the coastal path and in the opposite direction, a variety of college campuses, schools, Penmere branch line railway station and Falmouth's bustling town centre and waterwide districts.

As our client's sole agents, we highly recommend an immediate viewing to secure this fine property in such a great location.

Why not call for a personal viewing today?

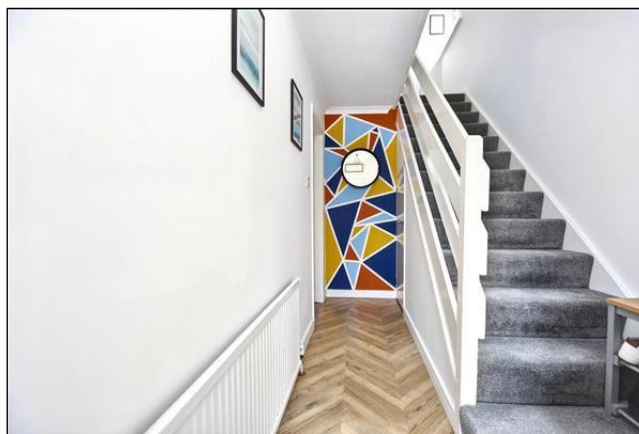
THE ACCOMMODATION COMPRISES:

Turning concrete steps with safety rail to one side lead from the driveway down to:

UPVC DOUBLE GLAZED FRONT DOOR WITH FROSTED PRIVACY PANEL LEADS INTO:

RECEPTION HALL

With mat well, radiator, wood effect hard wearing flooring, coved cornicing, secondary glazed flank window to the side, under stairs storage cupboard, staircase to the first floor, access to the principal rooms.



CLOAKROOM/WC

With a white suite comprising; low flush wc, china hand wash basin with black contemporary chrome mixer tap sat on a white vanity unit, tiled splash back over, UPVC double glazed window, radiator, continued hard wearing wood effect flooring, coat hooks, six-panelled internal door.

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.



LOUNGE/DINING ROOM 4.78m (15'8") x 3.35m (11'0") plus 2.90m (9'6") x 2.49m (8'2")

An overall measurement from front to back of 7.72m (25'4")

A fabulous triple aspect reception room which has a deep angular bay and double glazed windows enjoying a pleasant outlook over the front gardens, double glazed window to the side aspect and at the far end, broad UPVC double glazed sliding patio door with fixed matching side panel overlooking and leading to the rear gardens, hard wearing wood effect flooring, radiator, focal point painted fireplace with space for electric fire and solid timber lintel over, coved cornicing, TV aerial point, dimmer switch lighting, breakfast bar, open plan to:



FITTED KITCHEN 2.77m (9'1") x 2.74m (9'0")

Re-fitted by our client with a range of matching wall and base units in dark navy, polished granite effect work surfaces, composite 1 1/2 bowl single drainer sink unit and chrome swan neck mixer tap over, vertical carousel unit, built-in four-ring gas hob with cooker hood over and red brick wall glass panel splash back over, single fan assisted oven under, continued hard wearing wood effect flooring, UPVC double glazed window enjoying a pleasant outlook over the rear gardens, inset ceiling spotlights, space for tallboy refrigerator/freezer, panelled door leading to:



UTILITY PORCH 4.62m (15'2") x 1.17m (3'10")

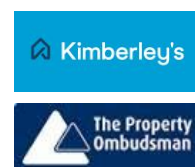
Having monopitch glass roofing, UPVC double glazed doors both with frosted privacy panels and cat flap either end, fitted work surfaces with plumbing and space for washing machine below, double wall cupboard, painted floor.

TURNING STAIRCASE FROM HALL TO:

FIRST FLOOR LANDING

Having a double glazed flank window, linen cupboard housing a Worcester gas central heating boiler (combi), access to insulated loft space which is part boarded.

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BEDROOM ONE 3.96m (13'0") x 3.07m (10'1")

A bright main bedroom with broad UPVC double glazed window and Roman blind over enjoying a pleasant outlook across the front garden towards Boslowick, covered cornicing, radiator, fitted carpet, recessed multi-paned internal door.



BEDROOM TWO 3.76m (12'4") x 2.97m (9'9") plus door recess.

A generous second bedroom which has a broad UPVC double glazed window and Roman blind over enjoying a pleasant vista over the rear gardens, radiator, coved cornicing, fitted carpet, panelled internal door.

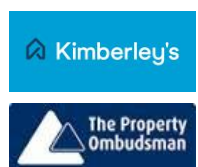


BEDROOM THREE 3.07m (10'1") x 2.16m (7'1")

Another bright good sized bedroom with double glazed window overlooking the front aspect, roller blind, fitted carpet, coved cornicing, radiator, panelled internal door.



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BATHROOM 2.16m (7'1") x 1.40m (4'7")

Luxuriously appointed with a white suite comprising; P-shaped shower bath, mixer shower with drench head and conventional hand shower, fully tiled surround and glass screen, china hand wash basin with contemporary black mixer tap sat on a high gloss white vanity unit, tiled splashback, incorporated low flush wc alongside and fitted mirrored bathroom cabinet and second high gloss white accessory cabinet, black ladder style heated towel rail, recess frosted double glazed window, spotlights, extractor fan, marble effect flooring, panelled internal door.



DETACHED GARAGE 5.21m (17'1") x 2.59m (8'6")

With up and over door, light and power, window to the rear and parking for a good sized family vehicle on the driveway.

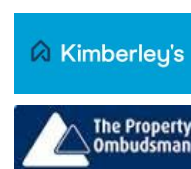
GARDENS

To the front of the property there are delightful, simple secluded lawned gardens which area surrounded by tall timber fencing providing privacy and seclusion, raised rockery to the right hand side of the house leading to the utility porch. The front gardens enjoys plenty of sunshine throughout the morning through to the afternoon.

To the rear of the house, a door from the side porch leads into a delightful sheltered rear garden with paved pathway leading across the back of the house and to the right. This continues to the upper terrace which is well screened with stone walling and fencing along the boundary. There are again, well stocked flowerbeds and rockeries with Pieris, Azaleas, Wisteria and climbing hedging which provides plenty of colour throughout the Spring and Summer months. There are steps from the top terrace leading to the lower paved patio again surrounded by well stocked rockeries and enjoying even more privacy. This garden enjoys a south and westerly aspect with sunshine throughout the afternoon to sunset. There is an outside cold water supply at the back of the house.



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SERVICES Mains drainage, water, electricity and gas.

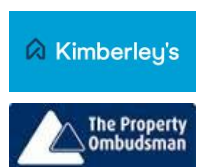
COUNCIL TAX Band C

VIEWINGS Strictly by appointment with the owner's sole agents, Messrs Kimberley's – 01326 311400.

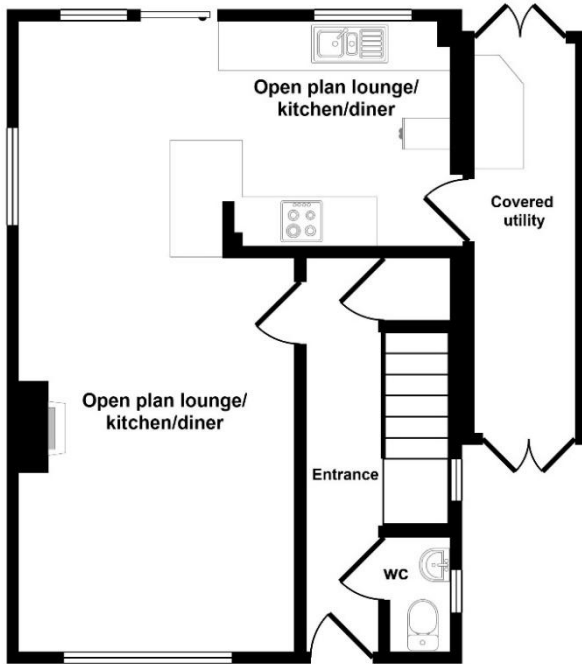
MONEY LAUNDERING

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.

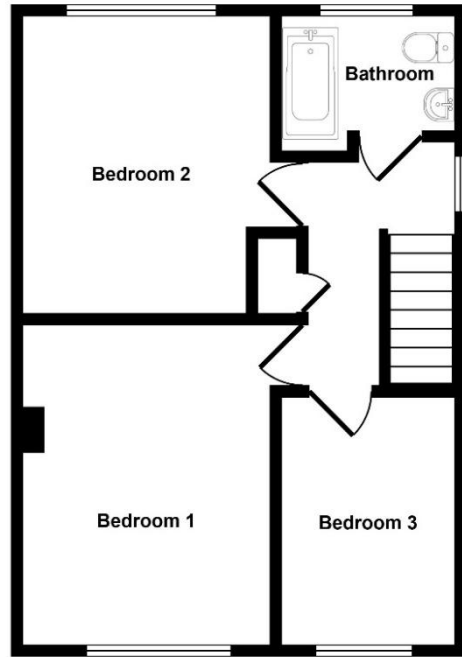
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Approx Gross Internal Area
89 sq m / 962 sq ft



Ground Floor
Approx 49 sq m / 524 sq ft



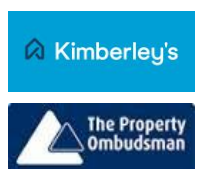
First Floor
Approx 41 sq m / 438 sq ft

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.

View from the rear



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