Laskowski &Co

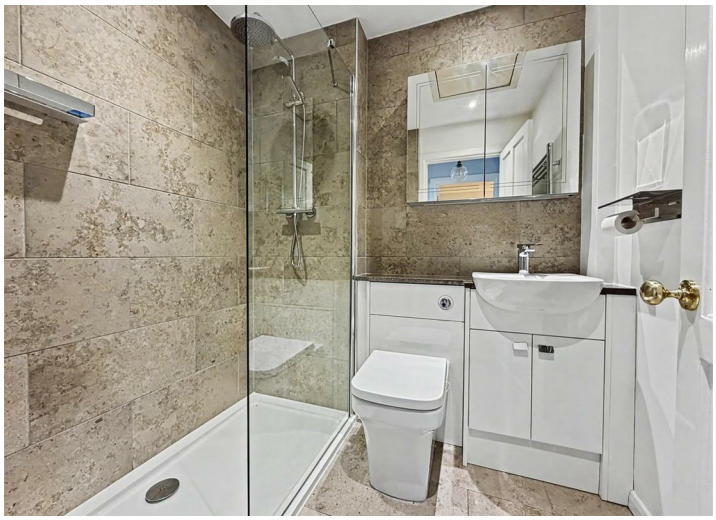
# 4 Summerheath, Mabe Burnthouse, Penryn, TR10 9JT

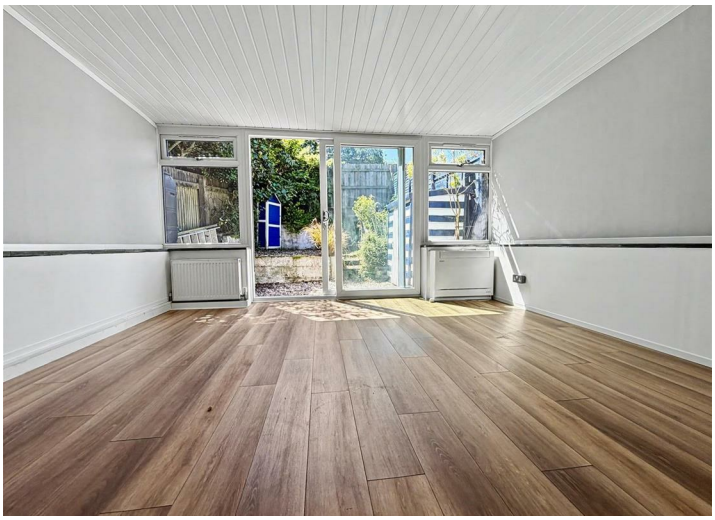
## £225,000

Just refurbished and freshly decorated, this deceptive 2 bedroom bungalow has been extended, with a large sun lounge/conservatory at the rear, and is located in a quiet, cul-de-sac location within a few minutes' walk of the village centre. The property features gas central heating, double glazing and boasts 2 off-road parking spaces. In all, a beautifully presented property ready for immediate occupancy - chain free.

## Key Features

- Extended 2 bedroom bungalow freshly decorated in neutral tones
- Attractive modern fitted kitchen
- Original living room and added sun room/conservatory
- 2 off-road parking spaces
- Gas central heating and double glazing
- Beautifully reappointed shower room
- Private enclosed rear garden
- EPC rating C





## THE ACCOMMODATION COMPRISES

A broad red-brick driveway to the front provides off-road parking for two vehicles and leads to four steps giving access to the enclosed front patio and entrance. uPVC entrance door with two double glazed panels to:-

## ENTRANCE HALL
Recessed fitted doormat, cupboard housing electric and gas meters. Multi pane door providing access to:-

## LIVING ROOM
Double glazed window to the front, radiator with cover. TV aerial socket and telephone point. Sliding door to:-

## KITCHEN
Fitted with a a range of wall mounted and matching base units, with a large area of worksurface over. Inset single drainer sink unit with mixer tap. Inset four-ring gas hob with electric fan assisted oven under and extractor over. Integral washer/dryer, dishwasher and fridge/freezer. Wall mounted gas combination boiler. Double glazed window to the front.

## SHOWER ROOM
Beautifully reappointed with contemporary fitted white three-piece suite comprising an expansive walk-in shower cubicle with two showerheads, concealed low level WC and vanity unit with inset wash hand basin, mixer tap and mirrored cabinet over. Wall mounted ladder-style heated towel rail, recessed ceiling spotlight, extractor fan. A most attractive room, finished with porcelain floor and wall tiling.

## BEDROOM ONE
Double glazed sliding patio doors providing access into the sun lounge/conservatory, radiator with cover.

## BEDROOM TWO
Double glazed window to the rear with borrowed light from the sun lounge/conservatory, radiator.

## SUN LOUNGE/CONSERVATORY
A spacious extension, spanning the width of the rear of the property, with two windows and sliding patio doors overlooking and providing access onto the rear garden. Radiator, air conditioning unit.

## THE EXTERIOR

## REAR GARDEN
An enclosed, sheltered and extremely private, small cottage-style garden, bordered by fencing on all sides. Gravelled seating area with shallow steps rising to a slightly raised garden, with borders containing a pretty range of plants and shrubs, a raised herb garden with fennel, sage and even an established kiwi plant! Included in the sale is a useful timber storage shed and an attractive beach-style tool shed.

## FRONT
A red-brick paved driveway provides off-road parking for at least two vehicles, surrounded by pretty planted borders containing a range of established plants and shrubs, including hebe, lily and a range of heathers. Four steps rise to a small raised patio, enclosed by attractive wrought iron railings.

## GENERAL INFORMATION

## SERVICES
Mains water, electricity, gas and drainage are connected to the property. Telephone point (subject to supplier's regulations). Gas fired central heating.

## COUNCIL TAX
Band B - Cornwall Council.

## TENURE
Freehold.

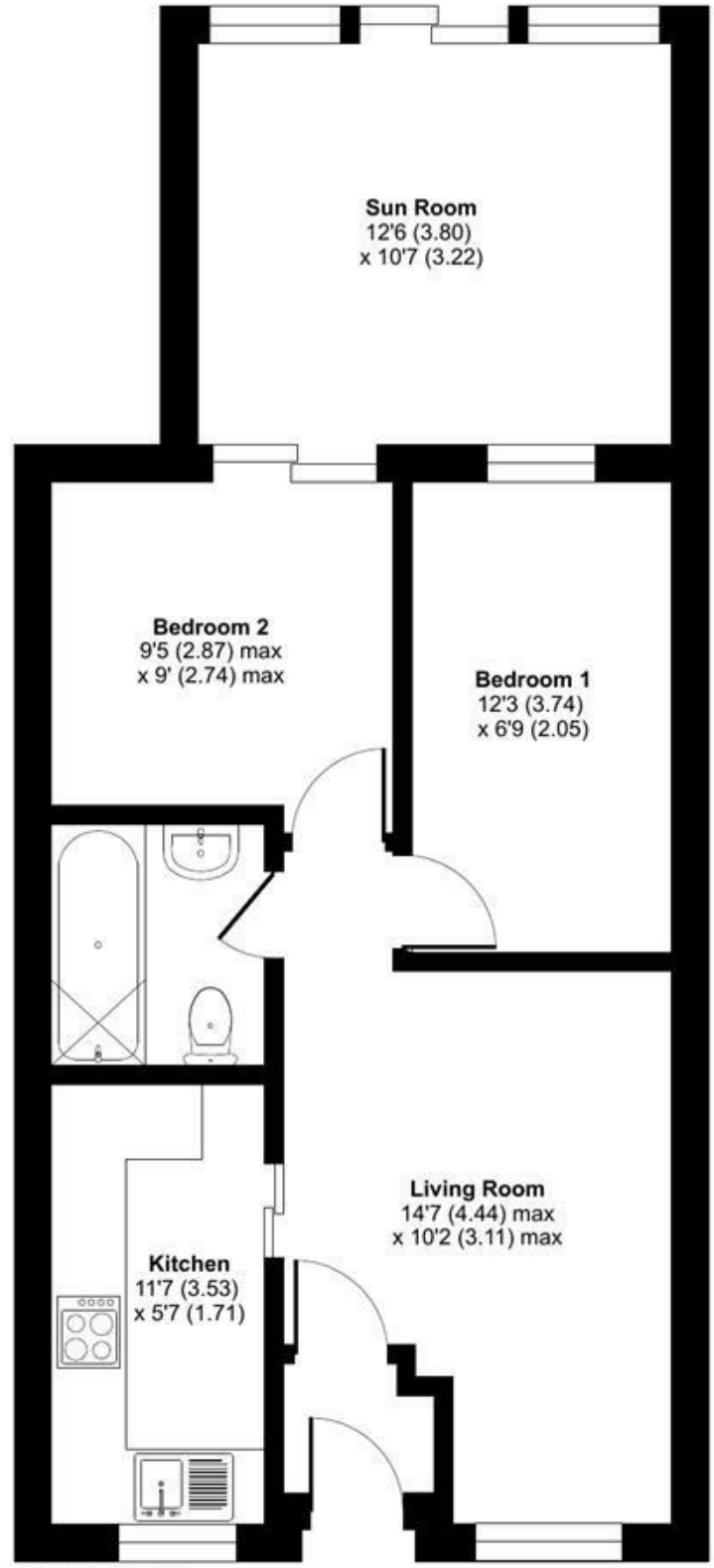
## VIEWING
By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

# Floor Plan

## Summerheath, Mabe Burnthouse, Penryn, TR10

Approximate Area = 588 sq ft / 54.6 sq m

For identification only - Not to scale




GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Laskowski & Company. REF: 1488838