



Laskowski
&Co



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

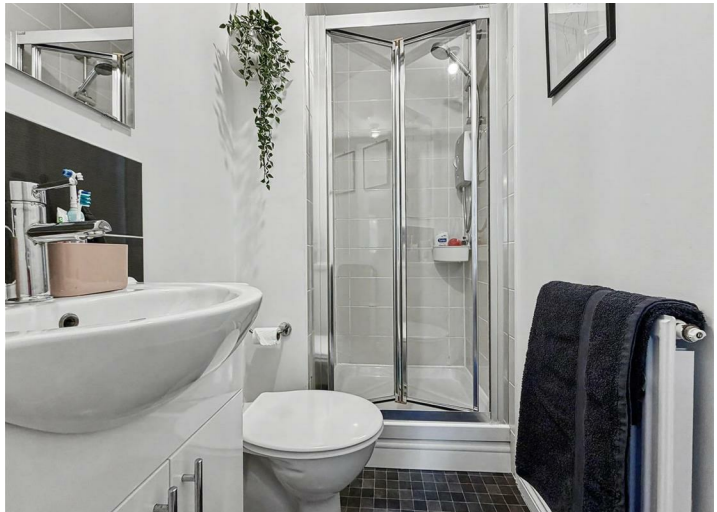
£365,000

A generously proportioned 4 bedroom family home with 2.5 bath/shower rooms, a spacious living room, and a comprehensively fitted kitchen/dining room, with patio doors leading out to the rear garden.

The property has been extended with a good sized garage at the side, has enclosed and easy to manage gardens, and a driveway for off-road parking.

Key Features

- Spacious 4 bedroom semi-detached family home
- En-suite to principal bedroom
- Generous living room
- Enclosed, paved rear garden with arbour, garaging and parking
- EPC rating C
- First floor bathroom
- Ground floor cloakroom and utility room
- Comprehensively fitted kitchen/dining room
- Popular village location



THE LOCATION

Located on the outskirts of Mabe village, whose day-to-day amenities include a public house, village store, primary school, and regular bus service to the bustling port of Falmouth. The Falmouth/Exeter university campus is located within approximately a ten minute walk, with the neighbouring market towns of Redruth and Helston and also the cathedral city of Truro all within a thirty minute drive away. There are many beautiful rural creekside and coastal locations in close proximity to the property.

THE ACCOMMODATION COMPRISES

A pathway leads to the front entrance with open storm porch and front door to the:-

ENTRANCE HALL

A particularly spacious entrance to the property, with stairs rising to the first floor with recess under. Wall-mounted consumer unit. Door giving access to garage (see later) door to deep built-in storage cupboard with cloak hooks. Doors lead through to the living room, kitchen, and cloakroom.

CLOAKROOM

Fitted with a two-piece suite in white comprising a low flush WC and pedestal wash hand basin with twin taps and wall-mounted mirror over. Radiator.

LIVING ROOM

Double glazed window to the front elevation. Radiator.

KITCHEN/DINING ROOM

A generously proportioned room fitted with a comprehensive range of wall-mounted cupboards and matching base cupboards and drawers with a generous L-shaped work surface over. Inset four ring gas hob with electric oven and extractor hood. Inset one and a half bowl sink unit with mixer tap. One of the cupboards houses the gas boiler which services domestic hot water and radiators. Space to house a large fridge/freezer. Double glazed window to the rear. Door to:-

UTILITY ROOM

A small, but handy room, fitted with a small work surface with space for a washing machine beneath and long cupboard to the side.

DINING AREA

With plenty of space to house a good sized family dining room table and chairs. Radiator. Double glazed patio doors leading out to the rear garden.

FIRST FLOOR

LANDING

Access to loft space. Radiator. Door to built-in linen cupboards. Five doors lead in to the four first floor bedrooms and also to the family bathroom.

BATHROOM

Fitted with a three piece suite comprising a panelled bath with shower over and glazed screen, pedestal wash hand basin with twin taps and mirror over and low flush WC. Radiator.

BEDROOM ONE

Double glazed window to the front. Radiator. Door to:-

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising a tiled shower unit with folding glazed doors, low flush WC and vanity unit with insert wash hand basin, mixer tap and mirror over. Radiator.

BEDROOM TWO

Double glazed window to the front. Radiator.

BEDROOM THREE

Double glazed window to the front. Radiator.

BEDROOM FOUR

Double glazed bedroom to the rear. Radiator.

THE EXTERIOR

TO THE FRONT

A small gravelled garden and wall set the property back from the road. There is a brick paved drive providing off-road parking and giving access into the garage. To the side of the garage there is a handy utility area, ideal for storing recyclables and bins.

GARAGE

A good-sized single garage recently added to the side of the property, with integral door giving access into the entrance hall, a window and door giving access into the rear garden, and metal up-and-over door to the front. Open eaves storage space.

REAR GARDEN

To the rear is an enclosed, low-maintenance garden which has been paved and gravelled providing ample seating and dining space. There are two raised planters and the arbour is included in the sale.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band D - Cornwall Council.

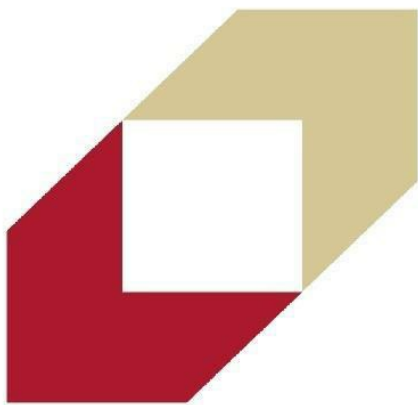
TENURE

Freehold.

VIEWING

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





Floor plan awaited