



Falmouth

A substantial Gray Connolly semi-detached home
Set in a favoured location at Boslowick
Extended ground floor accommodation
Recent internal redecoration
UPVC double glazed windows, gas central heating
Lounge, kitchen/breakfast room, fourth bedroom/study
Three bedrooms, bathroom/wc
Attached garage, multiple driveway parking
Lawned gardens, detached garden room/office
Ideal as a family home or investment

Guide £395,000 Freehold

**ENERGY EFFICIENCY RATING
BAND C**

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

01326 311400
www.kimberleys.co.uk

REF: SK7287



We are delighted to offer as our clients sole agents, this substantial, extended three/four bedroom semi-detached home, built by Messrs Gray Connolly in the 1960's and set in one of Boslowicks' most desirable addresses and within walking distance to local schooling, a parade of shops at the bottom of the road, Penmere branch line station connecting to Falmouth and Truro and local bus routes into Falmouth town centre.

The house was extended on the ground floor some years ago with the idea of making this a family friendly home with open plan living providing generous accommodation including a reception hall, ground floor shower room/wc, a long lounge which becomes open plan to a large kitchen/breakfast room having doors with a pleasant outlook overlooking the rear gardens and with access onto the rear decking and lawns, door from the kitchen into bedroom four/study. Outside the property, to the front, there is a wide herringbone brick driveway with parking for three cars side-by-side and access to a generous garage alongside. At the rear of the property there are enclosed lawned gardens with raised timber decking and a detached office/garden room with attached garden store.

This substantial family home has just been re-decorated internally and also has new fitted carpets in some rooms but still has further potential for new owners to re-fit the kitchen to their own taste and requirements. Current features include UPVC double glazed windows and doors, gas fired central heating by radiators, a focal point woodburning stove in the lounge and all fitted floor coverings included in the sale.

Falmouth's popular and bustling town centre and waterside districts are just a short distance away where you can find a thriving down centre which has an excellent blend of individual shops and high street names together with an eclectic selection of multi-national restaurants, bars, coffee houses, art galleries, the Poly Arts Theatre, multi-screened cinema and at the far end of town, The National Maritime Museum. The town plays host to a variety of food and music festivals throughout the year which prove popular with locals and visitors alike. The town has the third natural deepest harbour in the world providing excellent water sport facilities with Falmouth Docks and Pendennis Shipyard 's population. There is good local schooling with primary and secondary education and various university campuses.

As our client's sole agents, we thoroughly recommend an immediate viewing to secure this fine property.

Why not call our sales team today?

THE ACCOMMODATION COMPRISES:

A walkway from the driveway leads to:

UPVC DOUBLE GLAZED FRONT DOOR LEADING TO:

RECEPTION HALL

With hard wood finish flooring, cloaks cupboard, under stairs storage cupboard, contemporary vertical radiator, cloaks recess, staircase to first floor, shelved recess, personal door to garage.

SHOWER ROOM 2.21m (7'3") x 1.22m (4'0")

Well appointed with a white suite comprising: large walk-in fully tiled shower cubicle, chrome mixer shower and screening, wall mounted hand wash basin with chrome mixer tap, fitted mirror, half tiled walls, non-slip flooring, white panelled internal door, inset ceiling spotlights, extractor fan.

LOUNGE 6.71m (22'0") x 1.22m (4'0") being a maximum measurement into a recess.

A generous main reception room which has a pleasant outlook through broad UPVC double glazed windows which overlook the front aspect, wood burning stove set on a grey slate hearth and solid wood mantle over, log storage recess alongside, coved cornicing, TV aerial point, fitted carpet, open plan to:



KITCHEN/BREAKFAST ROOM 5.11m (16'9") x 2.77m (9'1")

Simply fitted with a range of base units and work surfaces over, single drainer stainless steel sink unit with contemporary chrome mixer tap and cupboards under, UPVC double glazed window and roller blind enjoying a pleasant outlook to the garden, double opening French doors leading to a small raised decking area and the garden, spotlights, double radiator, plumbing for washing machine, non-slip flooring, door to:



BEDROOM ONE 4.01m (13'2") x 3.05m (10'0") plus door recess.

With broad UPVC double glazed windows enjoying lovely views across the bay to the front aspect. radiator, hard wearing wood finish flooring, built-in wardrobe cupboard, panelled internal door.



BEDROOM TWO 3.02m (9'11") x 2.59m (8'6") plus door recess 0.81m (2'8") x 0.61m (2'0")

Having a double glazed window enjoying a lovely outlook over the rear gardens, radiator, carpet, panelled internal door.



BEDROOM FOUR/STUDY

Having a UPVC double glazed door with window alongside overlooking the gardens, spotlights, panelled internal door, fitted carpet.

STAIRCASE FROM RECEPTION HALL TO:

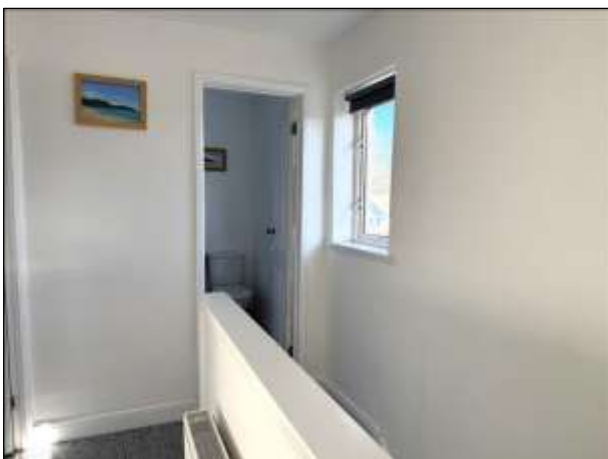
FIRST FLOOR LANDING

With double radiator, double glazed window and roller blind to the side aspect, spotlighting, a loft ladder takes you to the insulated loft space which also has lighting, power and boarding.



BEDROOM THREE 2.39m (7'10") x 2.39m (7'10")

Having a radiator, double glazed window overlooking the front aspect, fitted carpet, panelled internal door.



BATHROOM 2.29m (7'6") x 1.63m (5'4")

With a white suite comprising; panelled bath, contemporary chrome mixer tap and telephone hand shower, part tiled surround, china hand wash basin and contemporary chrome mixer tap all set on a high gloss white vanity unit, low flush wc, vinyl floor tiles, inset ceiling spotlights, dual aspect frosted double glazed windows, panelled internal door.



OUTSIDE

DRIVEWAY

A wide red brick driveway runs across the full width of the plot providing parking for three vehicles side-by-side, gently sloping walkway with handrails on the right hand side take you to the covered porchway and front door.

ATTACHED GARAGE 5.59m (18'4") x 3.25m (10'8")

With roller door, wall mounted Gloworm gas central heating boiler and electric consumer box, personal door to the house, plumbing for washing machine.

REAR GARDEN

To the rear of the house there are delightful simple gardens with timber decking, lawn, paved patio and an outside cold water supply.

WORKSHOP/OFFICE 6.02m (19'9") x 2.18m (7'2")

Newly clad in timber and having plenty of power points and two sealed unit double glazed windows and strip lighting.

ATTACHED GARDEN STORE 2.08m (6'10") x 1.52m (5'0")



COUNCIL TAX Band C.

SERVICES Mains drainage, water, electricity and gas.

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.



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.

