



Chacewater

A cottage style detached home
A small select close of four properties
Very well presented throughout
UPVC double glazed windows, doors and conservatory
Oil fired central heating by radiators
Two inter linked reception rooms
Superb, fitted kitchen, utility room and cloakroom/wc
Three bedrooms, two luxury bathrooms
Large garage with electric car charging point, wide driveway
Delightful, South Facing landscaped gardens

Guide: £435,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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REF: SK7293



We are delighted to offer as our clients sole agents, this charming and well-presented cottage style three bedroom detached house which is set in a small select close of just four homes near the village centre and within easy reach of the cathedral city of Truro and the A30 trunk road taking you to Penzance the east and Exeter to the West.

This fine home was built in 1997, and we feel it would ideally be suited to a young family looking for an immaculate home and wanting to embrace village life in this popular location.

The property is packed with features including UPVC double glazed windows doors and conservatory, oil fired central heating by radiators, a superb, fitted kitchen with appliances and mood lighting, fitted wardrobes in bedrooms one and two, two well-appointed bathrooms and a combination of hard-wearing flooring and fitted carpets throughout. Electric car charging point in the garage.

The well-planned accommodation includes on the ground floor, a reception hall, a dual aspect sitting room and an inter communicating door taking you through to a separate dining room which in turn has double opening doors into the conservatory, a superb, fitted kitchen, utility room and a cloakroom/wc by the rear porch. The first floor offers three bedrooms (one en-suite) and a luxurious bathroom/wc combined.

Outside the house is approached by a wide tarmac driveway with parking for two vehicles side by side and a generous garage.

We thoroughly recommend an immediate viewing to appreciate and secure this fine property.

We would be delighted to show you why we rate this property so highly!

THE ACCOMMODATION COMPRISES

A composite front door with leaded light, stained glass work leads to:

ENTRANCE PORCH 1.70m (5'7") x 1.12m (3'8")

Having double clothes cupboard fitted carpet, radiator and six panelled door leading to:

RECEPTION HALL

With continued fitted carpet staircase to the first floor and access to principal rooms.

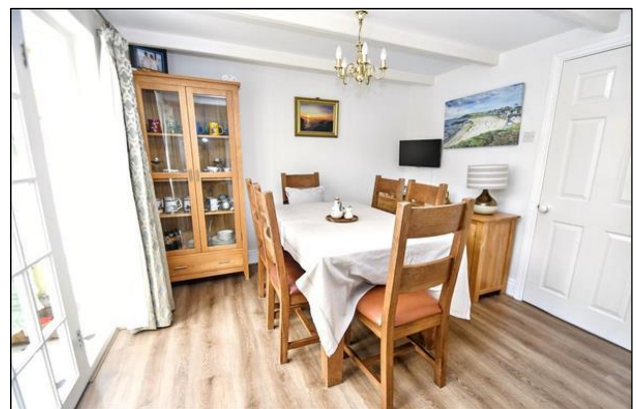
SITTING ROOM 5.41m (17'9") x 3.51m (11'6")

A bright dual aspect main reception room which has a pleasant outlook through new UPVC double glazed windows looking to the side of the house and views across the garden to light woodland, focal point inset low level electric fire, tv aerial point, one double and one single radiator, two inset spotlights, four uplighters, fitted carpet, six panelled internal door to the dining room and second from the hallway.



DINING ROOM 3.28m (10'9") x 0.91m (3'0") Plus 5'10"x4'10"

With access also from the kitchen and having painted beams, hard wearing wood finished flooring, multi paned double glazed window, multi paned single glazed doors with full length side panels leading to the conservatory, radiator, central ceiling light, and under stairs storage cupboard.

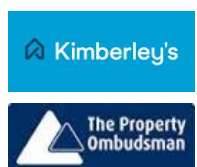


CONSERVATORY 2.92m (9'7") x 2.69m (8'10") Maximum measurement of an irregular shape

A lovely bright conservatory which enjoys a sunny aspect and a pleasant outlook across the landscaped gardens to light woodland through UPVC double glazed windows, double glazed French door leading to the patio, pitched roofing, ceramic tiled flooring, and radiator.



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.



**GALLEY STYLE KITCHEN 5.21m (17'1") x 2.24m (7'4")
Narrowing to 5'9"**

Comprehensively fitted with a range of matching wall and base units in white, incorporating the vertical and horizontal carousel units, wrap around Corian work surfaces with under counter and floor level led mood lighting, metro tiling over, inset one and a half China bowl sink unit, easy on chrome mixer tap over, continued hard wearing wood finished flooring, built in refrigerator and freezer, eye level microwave oven, free standing Rangemaster infusion stainless steel range with two ovens, grill, induction five ring hob and AEG cooker hood over, two UPVC double glazed windows with venetian blinds, six panelled internal door from the hallway and second door to



UTILITY ROOM 2.08m (6'10") x 1.60m (5'3")

Fitted base unit with granite effect roll top work surface and inset single drainer stainless steel sink unit with mixer tap, Worcester oil fired central heating boiler, UPVC double glazed window, venetian blind overlooking the side, radiator, and outer door to:



REAR PORCH 1.75m (5'9") x 1.09m (3'7")

With coat hooks and UPVC double glazed door with cat flap leading to the garden.

CLOAKROOM/WC

Low flush wc, wall mounted hand wash basin with tiled splashback, radiator, double glazed window with Venetian blind and hard-wearing wood finished flooring.

STAIRCASE FROM HALL TO FIRST FLOOR LANDING

With fitted carpet and double-glazed window overlooking the garden with views to light woodland, radiator, wardrobe cupboard, double airing cupboard with lagged copper cylinder immersion.

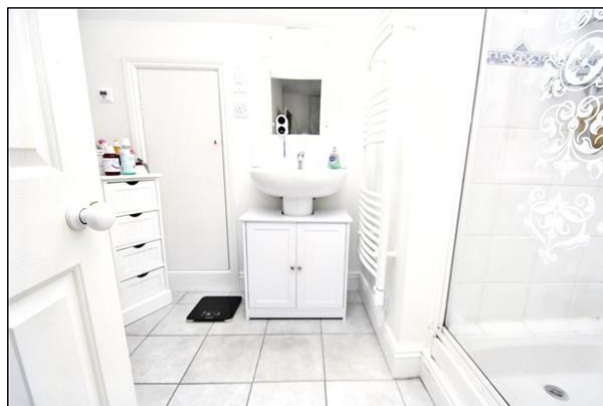
BEDROOM ONE 3.23m (10'7") x 2.69m (8'10") Measured to wardrobe front

Having floor to ceiling fitted cupboards housing hanging space and shelving, UPVC double glazed sash window overlooking the front aspect, radiator fitted carpet, tv aerial point, six panelled internal door, second door to:



EN-SUITE SHOWER ROOM 1.70m (5'7") x 1.63m (5'4")

Luxuriously appointed with white suite comprising large walk in fully tiled shower cubicle, chrome mixer tap and glass screen, China hand wash basin set in a vanity unit, fitted mirror and shaver point alongside, ladder style heated towel rail, radiator, low flush wc, mirrored bathroom cabinet, eaves storage cupboard, extractor fan, ceramic tiled flooring, Velux double glazed window, underfloor heating.



BEDROOM TWO 3.84m (12'7") x 3.00m (9'10") Plus recess

With double fitted wardrobe cupboard, UPVC double glazed sash window with side aspect, access to insulated loft space, double radiator, and six panelled internal door.



BEDROOM THREE 2.26m (7'5") x 2.24m (7'4")

With recessed double-glazed window overlooking the side aspect, single wardrobe cupboard, radiator, fitted carpet, and panelled internal door.



FAMILY BATHROOM 2.03m (6'8") x 1.83m (6'0")

Well-appointed with white suite comprising panelled bath with chrome mixer tap, shower attachment and fully tiled surround, shower screen, pedestal wash basin, chrome hot and cold taps, low flush wc, extractor fan, frosted UPVC double glazed window, fitted carpet and six panelled internal door.



COUNCIL TAX BAND E

SERVICES Mains drainage, water and electricity.

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.

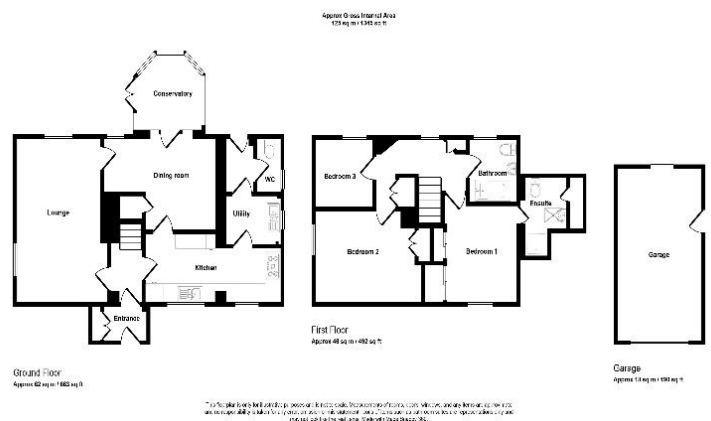
OUTSIDE

DETACHED GARAGE 5.64m (18'6") x 3.30m (10'10")

With electric roller door, light and power, personal door to the side, eaves storage, and electric car charging point. The garage is approached over a wide tarmacadam driveway with parking for two family sized vehicles side by side.

GARDENS

A stepping stone pathway leads alongside the house which takes you into a delightful South Facing landscaped terraced garden which enjoys a sunny aspect and designed for low maintenance allowing you more time to relax and entertain your family and friends. A raised paved sun terrace takes pride of place and leads to and from the conservatory, from here steps lead down to a second terrace with slate chippings and red brick edging providing an al fresco dining area. Finally, the lower level is again slate chippings and is surrounded by well-kept pine hedging.



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