

53 Kingsley Court, St. Columb, TR9 6PD



**ANNEX POTENTIAL | FANTASTIC CONDITION THROUGHOUT |
Largely extended 4/5 bedroom family home which could be easily
converted into a 3 bedroom house with large 1 bedroom annex.
The property has a private rear garden, driveway, garage and
privately owned solar panels with battery and Eddi system.**

- Central Cornwall location just a couple of minutes drive from the A30
- Flexible accommodation built with the potential of an annex in mind
- Low maintenance level, private rear garden
- Owned solar panels, battery and Eddi system
- Great residential location just 5 minutes walk to Kingsley Village
- Driveway parking and garage with potential for additional space

Price £345,000 Freehold

Located in a true central Cornwall location, Kingsley Court offers a wonderful flexible family home within easy reach of all local amenities including the extremely popular Kingsley shopping precinct. The property has excellent travel links including the A30, Newquay Airport and is within 20 minutes' drive of Newquay, Padstow, Bodmin, St Austell and Truro. It is ideally located if you need to travel for work or any of the facilities each town offers, especially the wonderful coasts.

Located in the top corner of the development, this unique house has been extended and modernised beyond recognition. Upon entering the property, an entrance porch leads through to the lounge. The large oak plank flooring is a real feature with underfloor heating running throughout the ground floor. The lounge provides access to the first floor with a range of integral storage cupboards under the stairs, access through to the potential annex and doors through to the rear kitchen/diner.

The dining section has a patio door unit out to the level rear garden, storage cupboard under the second staircase and ample room for a large table. The kitchen has a range of shaker style kitchen units with a natural stone ceramic tiled floor with ample room for all of the expected white goods.

To the first floor are 2 double bedrooms with a smaller single and family bathroom which is true to the original houses on the development. The bedrooms are in great decorative condition and the family bathroom is floor to ceiling tiled with a concealed

cistern vanity unit for the WC and basin.

The extension to the right of the house benefits from its own private front door opening into a private entrance with separate staircase which provides access to the master bedroom en-suite. The ground floor has a shower room and ground floor bedroom with easy access to utilities for a possible lounge/kitchen set up. The first floor has a large master bedroom with en-suite shower room.

To the rear, the property has a level rear lawn with a block wall surround and mature hedging creating a privacy screen from the neighbouring properties. There are rear stairs leading to My Lords Road which provides rear access to the property. To the front is a driveway which leads to the single garage.

SERVICES

All Mains. The property benefits from owned solar panels, 5KW Battery system and an Eddi system for heating the water. The original house has underfloor central heating to the ground floor with radiators throughout the rest of the property.

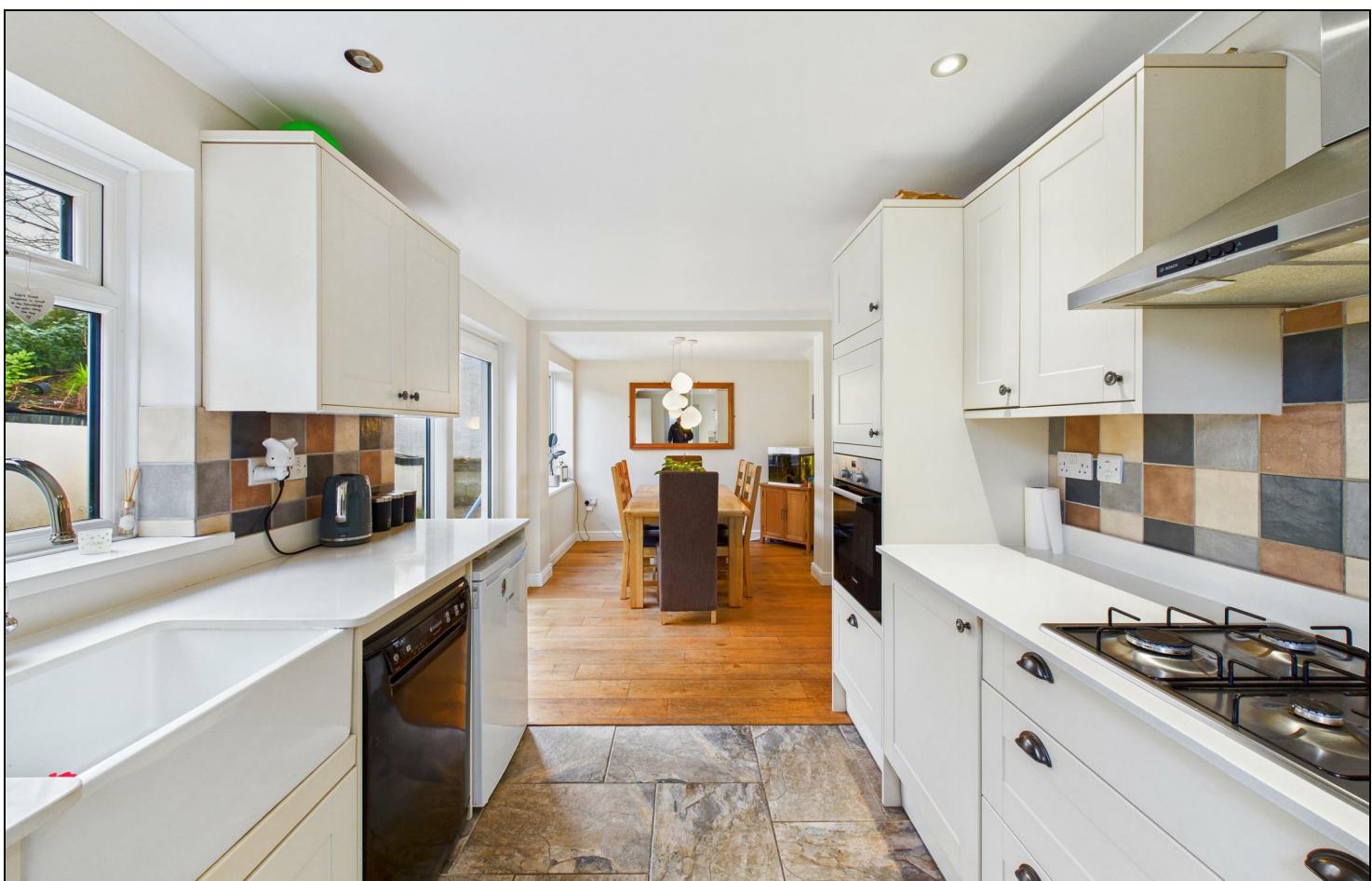
COUNCIL TAX

Band C

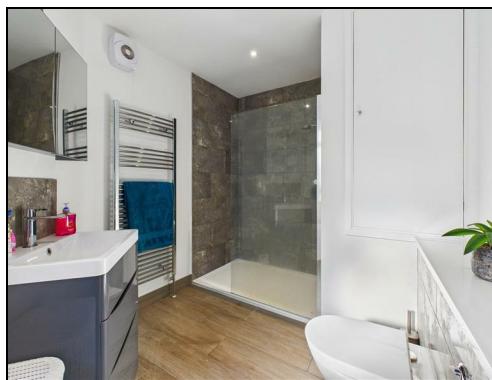
TENURE

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



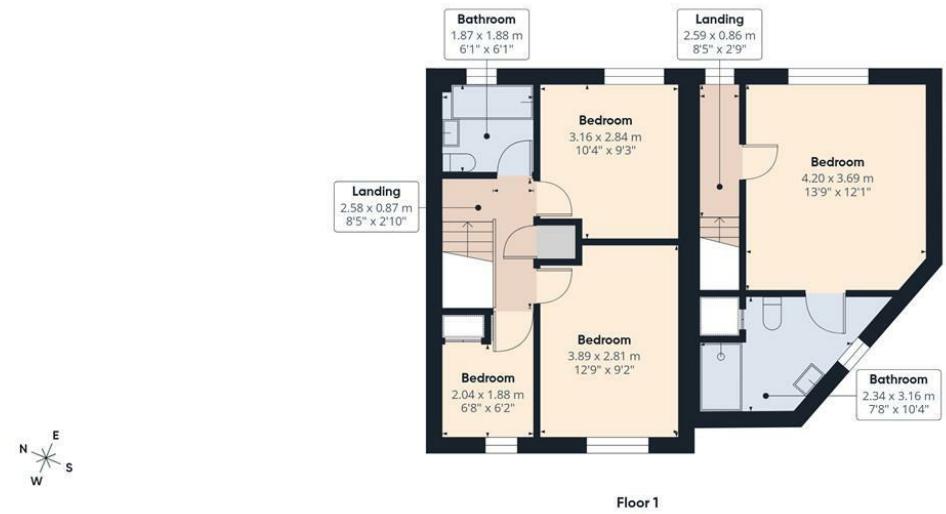




Approximate total area⁽¹⁾

131 m²

1411 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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