







## PROPERTY DESCRIPTION

A very unusual opportunity to purchase an extended and very spacious 4-bedroomed semi-detached home, located on Kingston Way on the outskirts of Mabe. The property was chosen from plan by the current owners due to its position at the end of a small cul de sac, the open outlook to the rear and the lovely addition of a wrap around garden. The owners have since tastefully added to the original accommodation to provide both an office plus a play room/separate dining room. The flexibility of the additional accommodation however could provide any buyer with potentially five or six bedrooms if required. The property was originally constructed circa 2015 and provide all the benefits of comfortable and economic modern living.

Internally, the accommodation comprises a very spacious entrance hallway with cloakroom off, spacious living room, large family sized kitchen dining room with fitted appliances, utility room plus the additional accommodation of the office and play room/ separate dining room. The spacious kitchen dining room, along with the play room/ dining room both having French doors that open to the rear gardens.

The first floor continues with the spacious feel and provides four bedrooms, the master bedroom also benefitting from an en-suite shower room. There is also a modern fitted bathroom located on this floor.

Externally as stated previously there is a wrap around garden, this garden enjoying a good deal of privacy and running around the rear and side of the property. The gardens are fully enclosed and have been landscaped by the current owners to provide paved seating areas to the rear and additional garden areas to the side. The property also has the unusual addition of a double width driveway to the front of the property.

The property further benefits from double glazing and gas central heating.

An ideal purchase for any buyer looking for a larger than average family home, alternatively due to the proximity of the property to the Tremough university campus, the property may appeal also to an investment purchaser. A very rare opportunity in the current market, a viewing is very highly advised.





## ROOM DESCRIPTIONS

### Entrance Hallway

Part double glazed door to the front, stairs ascending to the first floor landing with painted timber handrail and balustrade, oak effect flooring throughout, panel door to cloaks cupboard, radiator, telephone socket, panel door to ground floor cloakroom/w.c.

### Cloakroom/W.C

The cloakroom/w.c comprises a modern white suite of a pedestal wash hand basin with tiled surrounds, low level w.c, radiator, extractor fan.

### Living Room

3.25m x 4.50m (10' 8" x 14' 9") 3.25m x 4.50m (10' 8" x 14' 9") A lovely light and airy living room set to the front of the property. Panel door from the entrance hallway, double glazed window to the front, radiator, tv point, wall mounted heating controller.

### Kitchen Dining Room

3.38m x 5.33m (11' 1" x 17' 6") A very spacious family sized kitchen dining room that is set to the rear of the property, this room enjoying direct access out to the rear gardens. the kitchen is fitted with a comprehensive range of modern white units with granite effect working surfaces over and part tiled surrounds, fitted stainless steel oven with hob over and cooker hood above, integrated dishwasher, integrated fridge freezer, inset stainless steel sink and drainer unit with mixer tap over, wall mounted Logic gas boiler set within matching wall cupboard, oak effect flooring, LED ceiling spotlights, radiator, panel door to the utility room, double glazed window overlooking the rear garden, double glazed French doors that open to the rear gardens, double part glazed doors through to the play room/ separate dining room.

### Utility Room

Panel door from the kitchen dining room, fitted floor units with granite effect working surfaces over, inset stainless steel sink, space for washing machine.

### Play Room/ Separate Dining Room

2.54m x 3.73m (8' 4" x 12' 3") Double part glazed doors from the kitchen dining room, part vaulted ceiling with inset Velux window, double glazed French doors that open out to the garden.

### Study/ Office

2.39m x 2.54m (7' 10" x 8' 4") Panel door from the entrance hallway, double glazed window to the front, LED ceiling spotlights, wall mounted electric radiator.

### Landing

A very spacious landing area with painted timber handrail and balustrade, panel door to airing cupboard with fitted shelving, access to loft space, further panel doors off to the bedrooms and bathroom.

### Bedroom One

3.17m x 3.78m (10' 5" x 12' 5") A very spacious main bedroom set to the rear of the property. panel door from the landing, double glazed window to the rear overlooking the garden, tv point, radiator, panel door through to the en-suite.

### En-suite

Comprising a shower enclosure with glazed door, inner tiled walling and Triton shower over, low level w.c, pedestal wash hand basin with tiled surrounds, extractor fan, heated chrome towel rail.

### Bedroom Two

2.46m x 3.38m (8' 1" x 11' 1") A second double bedroom, this time being set to the front of the property. Panel door from the landing, double glazed window to the front, radiator, panel door linking to bedroom three.

### Bedroom Three

2.23m x 2.79m (7' 4" x 9' 2") Panel door from the landing, double glazed window to the front, radiator, panel door linking to bedroom two.

### Bedroom Four

2.11m x 2.21m (6' 11" x 7' 3") Panel door from the landing, double glazed window to the rear overlooking the garden, radiator.

### Bathroom

The bathroom comprises a modern white suite of a panel bath with chrome tap and shower attachment over, glazed shower screen set to the side, pedestal wash hand basin with tiled surrounds, low level w.c, heated chrome towel rail, extractor fan.

### Garden

A particular feature of the property is the wrap around garden and the privacy enjoyed within this area. The rear area of garden has been landscaped to provide a spacious broad paved terrace, an ideal space for outside dining and entertaining. This area of garden is bordered by curved walling and raised beds, it is then further enclosed by timber fencing. There are steps that lead from this terrace to an additional decked terrace that provides additional seating and dining space. At the side of the property there is further garden area that runs around to the front boundary. Access can then be gained via pedestrian gateway to the driveway parking area.

### Parking

The property benefits from parking for two cars set to the front and side within a block paved driveway area.

### Additional Information

Tenure - Freehold.

Estate Management Charge Approx £250.00 Per annum (TBC)

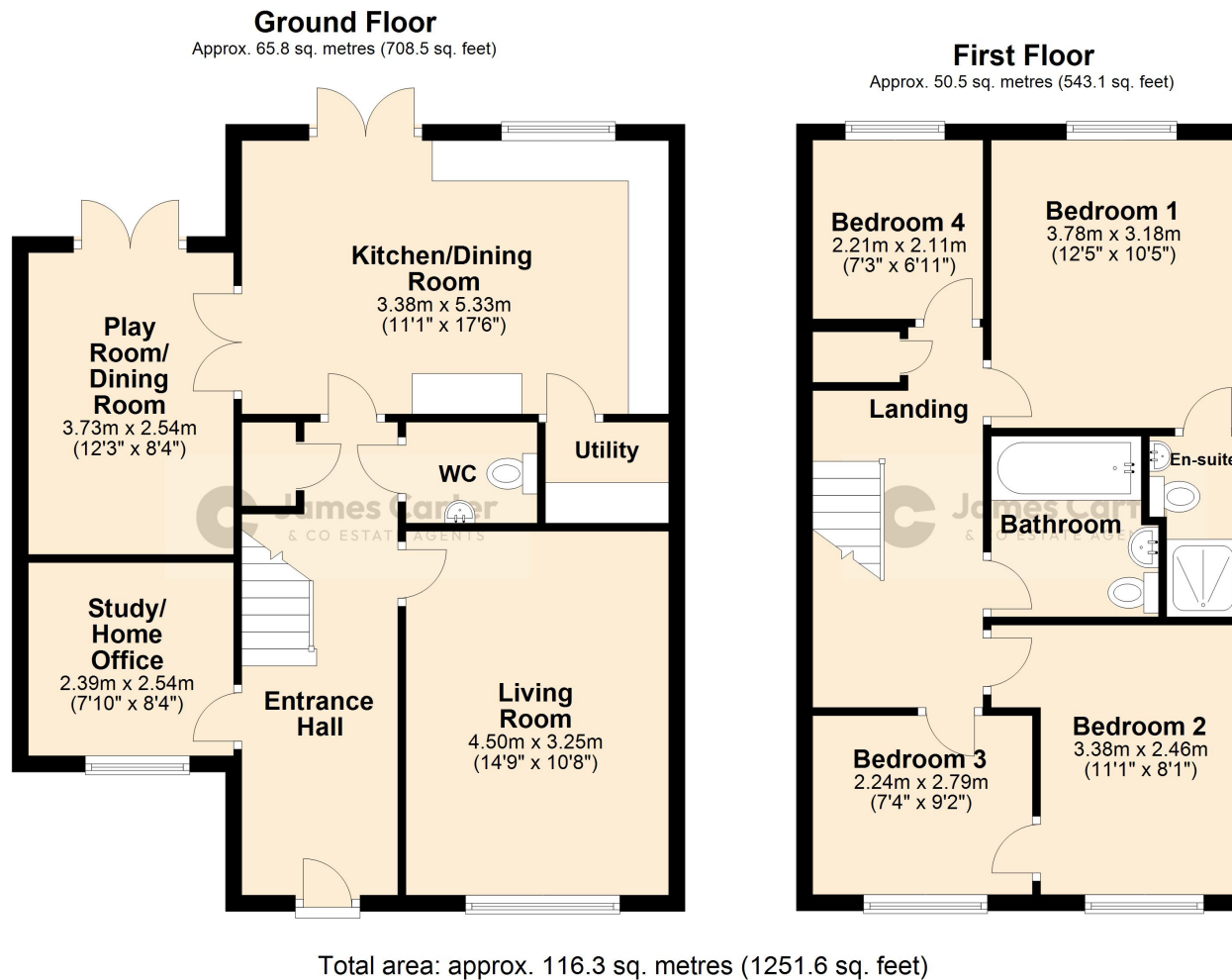
Services - Mains Gas, Electricity, Water And Drainage.

Council Tax Band D Cornwall Council.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	78	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



# FLOORPLAN



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