





PROPERTY DESCRIPTION

A deceptively spacious older style 1950's house that is located within the small cul de sac of Andrewartha Road in Penryn. The property enjoys the benefits of a larger than average plot that runs around the front, side and rear of the property. The plot size, subject to the necessary permissions would lend itself to extending the existing property. The front garden area of the property may also lend itself to the creation of a parking area, as another property within Andrewartha Road has already done, this once more subject to the necessary permissions.

Internally the property has been tastefully upgraded to provide a comfortable three/ four bedroom home. The layout would also lend itself to a buyer requiring three bedrooms and a home office. The current owners have recently upgraded the kitchen dining room, this improvement creating a generous triple aspect family space that features a comprehensive range of integrated and fitted appliances. The property also benefits from a dual aspect living room with focal point fireplace, this room enjoying direct access out to the rear gardens. The further accommodation on the ground floor includes a potential bedroom four or home office, side hallway and a ground floor cloakroom/w.c.

The first floor provides three good sized bedrooms, two of these being spacious double rooms that enjoys elevated views towards Penryn River. The first floor also provides an upgraded modern bathroom.

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

A spacious family sized home that is very conveniently located for access to Penryn Town centre, Railway station and Tremough Campus. A viewing is very highly advised.

FEATURES

- Spacious Family Home
- Three /Four Bedrooms
- Cul De Sac Location
- Ideal Home Or Investment Property
- Upgraded Kitchen Diner
- Utility Room
- Upgraded Bathroom
- Double Glazing & Gas Central Heating





ROOM DESCRIPTIONS

Entrance Porch

Double glazed door to the front, door through to the entrance hallway.

Hallway

Double glazed door from the entrance porch, engineered oak flooring, stairs ascending to the first floor landing, radiator, coved ceiling, doors leading to the living room and kitchen dining room.

Living Room

5.54m x 3.52m (18' 2" x 11' 7") A lovely full depth dual aspect living room that enjoys views over both the front and rear gardens, focal point fireplace with recess to either side, engineered oak flooring throughout, double glazed window to the front, double glazed door to the rear that opens to the rear gardens, radiator, tv point, telephone point, coved ceiling.

Kitchen Dining Room

5.33m x 3.50m (17' 6" x 11' 6") The spacious full depth triple aspect 'L shaped' kitchen dining room that has been comprehensively re-modelled and updated by the current owners. The kitchen area has been tastefully upgraded to provide a comprehensive range of modern fitted grey units with square edged working surfaces, copper effect handles and subway style tiled surrounds, inset eye level Bosch double oven with integrated Hotpoint microwave over, fitted AEG induction hob, integrated full height Freezer and further integrated full height fridge, integrated dishwasher, fitted breakfast bar area with seating space below, inset stainless steel sink and drainer unit with mixer tap over, space for dining table, vertical matt grey designer style radiator, double glazed windows to the front, side and rear, grey oak effect flooring, access to under stairs storage cupboard, panel door to utility cupboard, this containing space for tumble dryer and washing machine, window to side. The kitchen also has a part glazed door that leads to the side hallway.

Side Hallway

Part glazed door from the kitchen. The side hall has double glazed doors to the front and rear, radiator, doors off to the home office/bedroom four and also to the ground floor cloakroom/w.c.

Cloakroom/W.C

The ground floor cloakroom comprises a low level w.c, double glazed window to the rear, tiled flooring and walling, radiator.

Bedroom Four/ Home Office (Ground Floor)

3.00m x 1.96m (9' 10" x 6' 5") Panel door from the side hallway, double glazed window to the side, oak effect flooring, glazed panel back through to the side hallway.

Landing

Stairs that scend form the entrance hallway, double glazed window to the rear with fitted cupboard under, access to the loft space, panel doors that lead off to the bedrooms and also the bathroom.

Bedroom One

3.63m x 3.20m (11' 11" x 10' 6") A spacious double bedroom that is set to the front of the property. Panel door from the landing, double glazed window to the front with lovely elevated views over the surrounding area and down over Penryn River, built in wardrobe to one wall providing hanging and storage space, radiator, coved ceiling, tv point.

Bedroom Two

3.35m x 2.79m (11' 0" x 9' 2") A second double bedroom that is set to the front of the property. Panel door from the landing, double glazed window to the front, this room enjoying elevated views over the surrounding area and down over the Penryn River, built in wardrobes set to one wall that provides hanging and storage space, radiator, oak effect flooring, coved ceiling.

Bedroom Three

2.59m x 2.34m (8' 6" x 7' 8") A generous third single bedroom that is set ton the rear of the property, this room enjoying views over the rear garden. Panel door from the landing, double glazed window to the rear, radiator, coved ceiling, panel door to a single wardrobe set to one side.

Bathroom

The bathroom has been upgraded with a modern white suite that comprises a 'P' shaped panel bath with tiled surrounds and chrome mixer shower over, vanity wash hand basin with tiled surrounds, low level w.c set within recess, tiled walling, Victorian style radiator and towel rail to one side, double glazed window to the rear, ceiling spotlights, extractor fan.

Gardens

The property enjoys the benefit of larger than average mature plot. The property is approached from Andrewartha Road by a pathway and steps that lead to the front door. At either side of the pathway there are lawned areas of garden. To one side of the pathway there is a good sized garden lawned area with a variety of maturing shrubs, bushes and plants set within this area. There is also a wide side access that leads around to the rear garden.

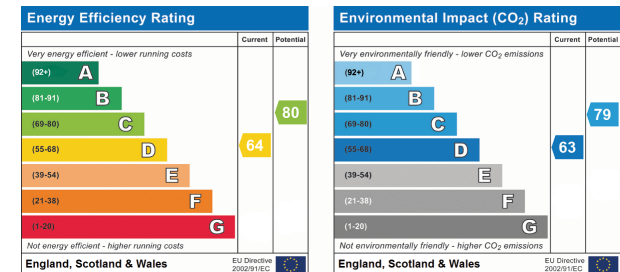
The rear gardens enjoy the benefit of a South West facing aspect, the gardens also enjoy a good degree of privacy due to the length of the rear garden. These rear gardens provide both seating and lawned area of garden. At the rear of the living room there is a broad paved terrace, this then leading out to the main garden area. There is also the addition of a further patio area with maturing shrubs bushes and plants within beds to side. There are central steps that lead up to the upper garden where there is a gravel laid seating area and a timber shed.

Additional Information

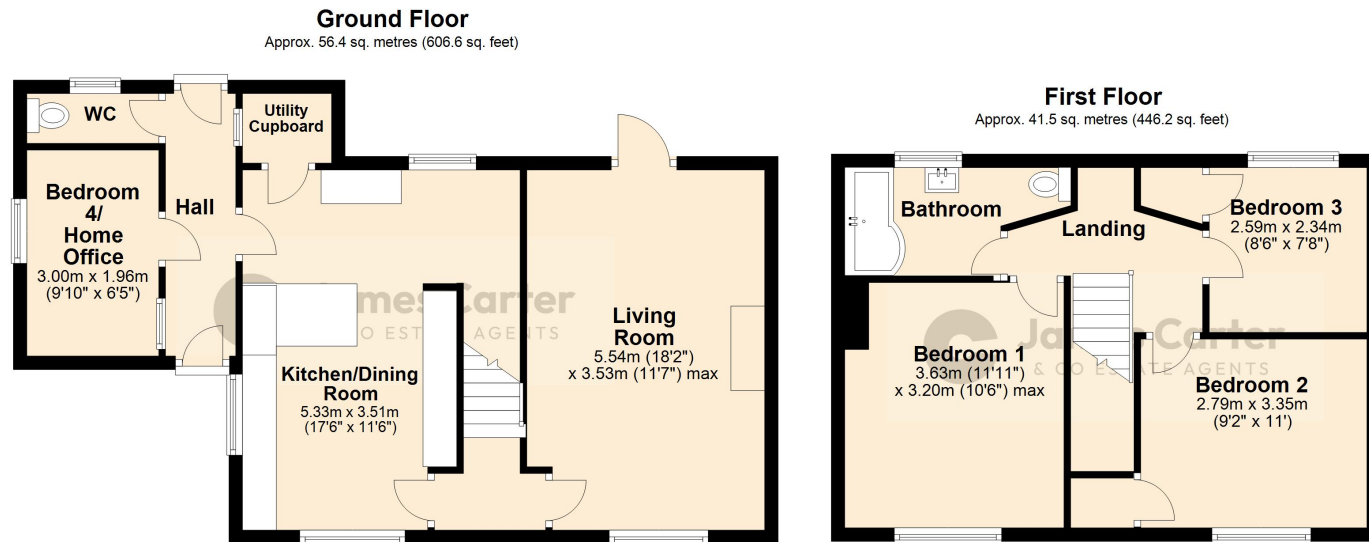
Tenure- Freehold.

Services - Mains Water, Electricity, Drainage And Gas.

Council Tax- Band B Cornwall Council.



FLOORPLAN



Total area: approx. 97.8 sq. metres (1052.8 sq. feet)

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