





PROPERTY DESCRIPTION

We are incredibly pleased to be able to offer for sale this detached double fronted home that is situated within a sought after location within Penryn. The property is presented to an unusually high standard throughout, it can only be described as immaculate both internally and externally. The current owners have also owned the property from new with the property having been specifically chosen due to both the family sized accommodation, attractive design and the enviable position backing on to fields.

The property is an attractive double fronted stone faced detached home that provides very spacious family sized accommodation throughout. As you enter the property you are immediately greeted by a spacious entrance hallway, this hallway in turn provides access to the spacious living room, family sized kitchen dining room and the ground floor cloakroom. The spacious full depth dual aspect living room is flooded with light from the front and side elevations, the side elevation featuring a broad double glazed bay window. The full depth dual aspect family kitchen dining room is once more is flooded with light, it also enjoys direct access out to the private landscaped gardens. The kitchen comprises a comprehensive range of modern fitted units with integrated appliances. The property also features a utility room that provides further access to the gardens.

The first floor continues with the spacious light and airy feel, this being immediately apparent upon reaching the very generous landing area. The four bedrooms are all of generous sizes, three of the bedrooms being double bedrooms, the property also provides a generous single fourth bedroom or potentially a home office. The master bedroom suite is a very main bedroom, this room benefitting from fitted modern wardrobes and a high quality ensuite shower room. There is also a modern high quality fitted main bathroom on the first floor.

Externally the property enjoys very private landscaped rear gardens, these bounding open farmland at the rear. The property also has the very unusual addition of a sizeable double garage plus a double width driveway that provides parking for two cars.

The property further benefits from double glazing and gas central heating. A very unusual opportunity to purchase a detached home of this standard. A viewing is very highly advised.

Location.

The property enjoys an enviable position that offers not only the benefits of being located on the edge of the countryside but it also provides easy access within minutes to Penryn and Falmouth. The nearby town of Penryn offers day to day amenities as well as primary and secondary schooling, railway station and Tremough University campus which is within walking distance. Falmouth is a short drive away, however this can also be reached by bus or train from Penryn. Falmouth itself offers wider range of shops and amenities as well as schools, art college and marine college along with beaches and marinas. All of this can be accessed very easily from this property





ROOM DESCRIPTIONS

Entrance Hallway

Georgian style double glazed panel door to the front, stairs ascending to the first floor landing with painted timber handrail and balustrade, access to under stairs storage cupboard, high quality Karndeane flooring throughout, radiator, telephone point, wall mounted consumer unit, panel doors providing access from the hallway to the living room and the family kitchen dining room, further panel door to the ground floor cloakroom/w.c.

Cloakroom/W.C

Panel door from the entrance hallway. The cloakroom comprises a modern white suite of a pedestal wash hand basin with chrome tap over and part tiled surrounds, low level w.c, high quality Karndeane flooring, radiator, extractor fan, ceiling spotlights.

Living Room

6.15m x .43m (20' 2" x 1' 5") A very generous full depth dual aspect main reception room that is flooded with natural light from both the front and side aspects. Panel door from the entrance hallway, broad walk in angled bay window set to the side with fitted Venetian blinds, additional double glazed window to the front with fitted Venetian blinds overlooking the full width front garden, high quality Karndeane flooring throughout, two radiators, tv point.

Family Kitchen Dining Room

6.15m x 3.45m (20' 2" x 11' 4") A further generous full depth dual aspect room that provides the perfect family dining space, this room once more being flooded with natural light whilst also providing direct access out to the rear gardens and patio.

The kitchen area comprises a comprehensive range of fitted modern units with granite effect working surfaces over and part tiled surrounds, fitted stainless steel double oven with stainless steel gas hob over, stainless steel splash back and stainless steel cooker hood above, integrated dishwasher, inset stainless steel sink and drainer unit with mixer tap over, space for American style fridge freezer with plumbing for water supply, continuation of high quality Karndeane flooring throughout, double glazed window to the rear that overlooks the private rear gardens, radiator and open access to the dining area.

The dining area is open from the kitchen area and is a dual aspect space, this room benefitting from a double glazed window to the front overlooking the garden, additional double glazed French doors that open to the rear patio and gardens, space for a six seater dining table, continuation of the high quality Karndeane flooring, radiator, panel door through to the utility room.

Utility Room

1.96m x 1.83m (6' 5" x 6' 0") Panel door from the kitchen. The utility room is fitted with modern floor and wall units with working surfaces over, inset sink and drainer unit with mixer tap over, wall mounted Ideal gas boiler, space for washing machine, space for tumble dryer, radiator, continuation of the high quality Karndeane flooring, double glazed door to the side that opens to the garden and towards the double garage.

Landing

A very spacious landing area that overlooks the front garden, painted timber handrails and balustrade, double glazed window to the front with fitted Venetian blind, radiator, panel door to airing cupboard housing the hot water tank and shelving, access to loft space with fitted loft ladder and lighting.

Bedroom One

3.68m x 3.40m (12' 1" x 11' 2") A spacious light and airy master bedroom that benefits from a modern fitted ensuite shower room. Panel door from the landing, double glazed window to the front with fitted Venetian blind, modern fitted range of wardrobes set to one wall with central mirrored door, these providing ample hanging and storage space, radiator, tv point, panel door that leads through to the ensuite shower room.

En-Suite

Panel door from the master bedroom. The ensuite comprises a modern white suite of a fitted shower enclosure with inner tiled walling, chrome mixer shower over with glazed surround, pedestal wash hand basin with tiled surrounds, low level w.c, tiled walling, double glazed window to the rear, shaver socket, heated chrome towel rail, slate effect flooring.

Bedroom Two

3.50m x 3.15m (11' 6" x 10' 4") A second spacious double bedroom that overlooks the front garden. Panel door from the landing, double glazed window to the front with fitted Venetian blinds, wardrobe recess set to one wall, this recess housing freestanding wardrobes, radiator, tv point.

Bedroom Three

2.87m x 2.36m (9' 5" x 7' 9") A further double bedroom that is set to the rear of the property and overlooks the garden. Panel door from the landing, double glazed window to the rear with fitted Venetian blind, radiator, tv point.

Bedroom Four

2.49m x 2.34m (8' 2" x 7' 8") A spacious fourth bedroom that overlooks the front garden, this room making an ideal larger than average single bedroom or indeed a home home office. Panel door from the landing, double glazed window to the front with fitted Venetian blind, radiator.

Bathroom

The main bathroom comprises a modern white suite that comprises a twin grip panel bath with tiled surrounds and glazed shower screen, chrome taps with additional chrome mixer shower over and tiled surrounds, pedestal wash hand basin with tiled surrounds, low level w.c, shaver socket, heated towel rail, extractor fan, double glazed window set to the rear, slate effect flooring.

Double Garage

5.62m x 5.34m (18' 5" x 17' 6") A sizeable double garage that is set to the side of the property, this being a rare addition to a property in the current market. The garage benefits from an oversize internal ceiling height whilst the double roller doors set to the front are set within twin entrances with heights of 1.82 meters (6'9). The garage also benefits from power and light, ample eaves storage space whilst there is also a pedestrian door set to the side that opens to the garden, this pedestrian door is situated opposite the door from the utility room so allows easy access to and from the property.

Driveway Parking

The property also benefits from a generous double width driveway, this providing parking for two vehicles.

Gardens

The property benefits from a broad full depth front garden area, this area is laid to lawn and is open with the neighbours opposite, we understand that this area can be fenced off and incorporated into a more private area of garden if required. The front garden then rises to the far side and bounds open farmland to the rear, this upper area provides lovely views back towards Penryn itself. This upper area of garden could also be opened to the main garden if required.

The main garden area is a lovely private space that has been landscaped by the current owners, it allows you to follow the sun during the day throughout the various parts of the garden. At the rear of the property and accessible through the French doors from the family kitchen dining room is a broad paved terrace, this area being an ideal space for outside dining and entertaining. The main part of the garden fully enclosed, it is laid to level lawn with maturing shrubs, bushes and plants set within beds to the sides. Access can be gained from this lawned area to an upper area of level lawn, this once more being fully enclosed and bounds open farmland to the rear, this upper area providing a perfect space to enjoy the days sunshine. At the side of the property there is pedestrian access that leads to the garage and also the double width driveway. The owners have created towards the end of this area a very private seating area, an ideal space to enjoy a coffee or indeed read a book away from the main garden.

Additional Information

Tenure - Freehold.

As is normal with most modern developments there is an annual development estate charge, we understand this to be approx £286.00 per annum.

Services - Mains Electricity, Gas, Water And Drainage.

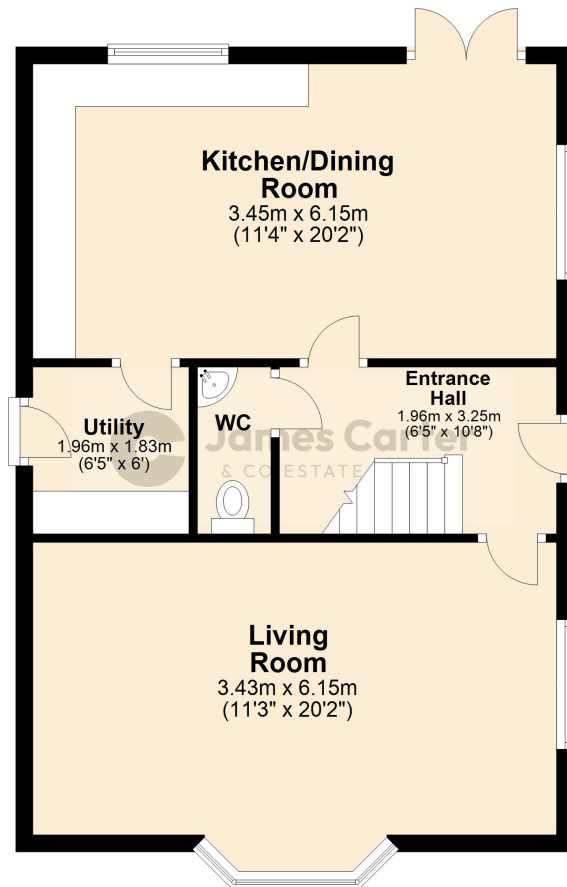
Council Tax - Band E Cornwall Council.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		88
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

FLOORPLAN

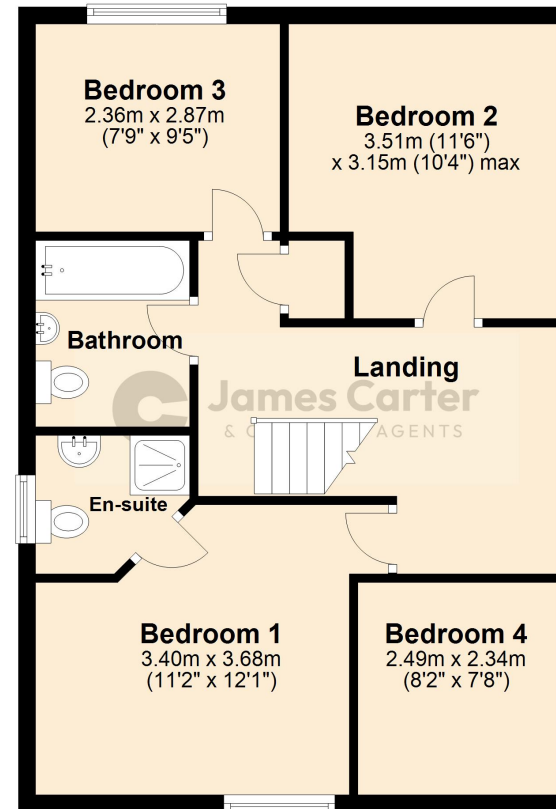
Ground Floor

Approx. 55.8 sq. metres (601.0 sq. feet)



First Floor

Approx. 55.1 sq. metres (593.1 sq. feet)



Total area: approx. 110.9 sq. metres (1194.1 sq. feet)

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James Carter and Co have not tested any equipment, fixture, fittings or services, so does not verify they are in working order. A buyer must confirm that any information is correct and be verified by their own solicitors, this including the tenure of the property. A purchaser must not rely on the information within these particulars. The measurements supplied and any floorplan provided are for general guidance only and not to be relied upon. A buyer is advised to re-check the measurements themselves before committing themselves to any expense related to a purchase. No presumption is to be made by a purchaser concerning the type of construction or the condition of any structure that may be implied from the photography of the property, construction and condition should be clarified via an RICS surveyor employed by a potential purchaser. The Particulars may also change in the course of time, any interested party should make a final inspection of the property prior to exchange of contracts.