



87, Little Oaks, Penryn, Cornwall TR10

8RX





## PROPERTY DESCRIPTION

A terrific opportunity to purchase one of these incredibly sought after brick faced semi detached homes situated on the very popular Little Oaks development. The property has been updated and improved by the current owners, it now provides lovely open plan living throughout the ground floor. The open plan living space featuring a focal point wood burning stove and open access through to a full width conservatory that overlooks the rear gardens. The property would make an ideal home for a first time buyer, a buyer downsizing or potentially an investment property.

Internally the property provides generous living space this comprising a welcoming entrance hallway that provides access into the full depth open plan living space and kitchen. The spacious living room area is set to the rear and leads through to the conservatory, the living area featuring the focal point wood burning stove set on a slate hearth with the kitchen area set to the front of the property. The conservatory opens out to the larger than average garden. The first floor provides two good sized double bedrooms whilst there is also a modern fitted bathroom on this floor.

The property benefits from a larger than average walled and fenced garden set to the rear that also enjoys a good degree of privacy. This side garden area could provide space to extend the property like other properties have done so on the development, this being subject to the necessary planning permissions. The owner in 2022 did make a pre-application with the planning department and this received a positive response. The property also benefits from a triple width driveway set to the front, this providing parking for up to three cars.

A very exciting opportunity and one not to be missed. A viewing is very highly advised.







## ROOM DESCRIPTIONS

### Entrance Hallway

Double glazed door to the front, stairs ascending to the first floor landing with cupboard under, telephone point, meter cupboard and open access through to the open plan living space.

### Open Plan Living Room/Kitchen/Diner

3.56m x 7.53m (11' 8" x 24' 8") A lovely full depth open plan reception space. The room is set out in an open plan modern layout with the living area featuring a focal point wood burning stove that is set on a slate hearth, oak effect flooring throughout, tv point, broad squared archway through the conservatory/dining room, open access through to the kitchen area.

The kitchen area comprises fitted floor, wall and drawer units with granite effect roll edged working surfaces over and part tiled surrounds, fitted oven with hob over and cooker hood above, inset sink and drainer unit with mixer tap over, integrated dishwasher, fitted washer dryer, space for washing machine, double glazed window to the front, continuation of oak effect flooring.

### Conservatory

2.34m x 3.81m (7' 8" x 12' 6") A lovely addition to the property, an ideal dining room or additional reception space. The conservatory is accessed via a broad squared archway from the living room, double glazed windows to either side, centrally located French doors that open out to the garden, oak effect flooring, wall lights.

### Landing

Stairs ascending from the entrance hallway area, painted timber handrail, access to the loft space, doors that lead off to both of the bedrooms and also to the bathroom.

### Bedroom One

2.74m x 3.58m (9' 0" x 11' 9") Door from the first floor landing, double glazed window to the rear overlooking the garden, fitted open fronted wardrobes along one wall, this providing ample hanging and shelving space, oak effect flooring.

### Bedroom Two

2.82m x 3.58m (9' 3" x 11' 9") Door from the first floor landing, two double glazed windows set to the front of the home, wardrobe recess to one wall, built in cupboard housing hot water

tank and shelving.

### Bathroom

Fitted with a modern white suite of a panel bath with tiled surrounds and electric shower over, low level wc, pedestal wash hand basin with tiled splash back, double glazed window to the side with timber sill under, oak effect flooring.

### Gardens

The property is approached by a parking area where there is space for 2-3 cars to the front, access can also be gained by a timber gateway through to the side and rear garden areas. The rear gardens are enclosed by timber fencing and walling to sides and rear, this rear garden enjoying a good degree of privacy. To the rear of the conservatory there is an area of garden that has been laid to gravel, this leads to a decked timber terrace, this area being perfectly positioned to enjoy the afternoon and evening sunshine, therefore making it an ideal location for evening dining and entertaining. At one side of the rear garden there is a small timber shed, whilst at the side of the property the owners have recently placed a new timber shed. The property offers the potential to extend to the side subject to the necessary consents.

### Parking

The property is approached by a parking area where there is space for 2-3 cars to the front, access can also be gained from the driveway by a timber gateway through to the side and rear garden areas.

### Additional Information

Tenure - Freehold.

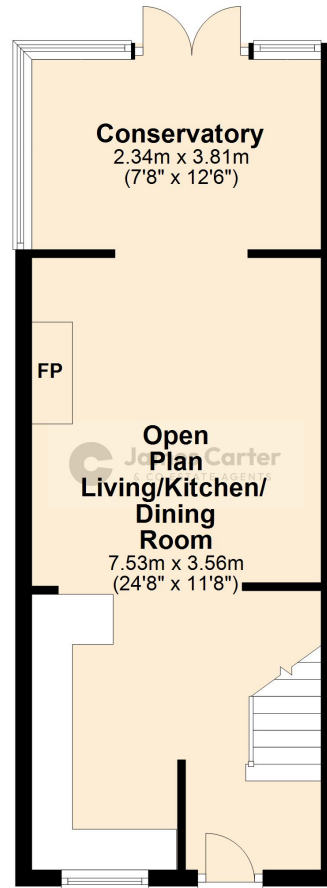
Services - Mains Electric, Water And Drainage.

Council Tax- Band B Cornwall Council.

# FLOORPLAN

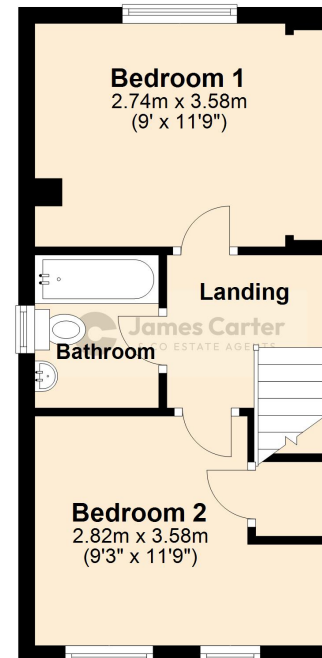
## Ground Floor

Approx. 29.7 sq. metres (319.8 sq. feet)



## First Floor

Approx. 27.4 sq. metres (294.5 sq. feet)



Total area: approx. 57.1 sq. metres (614.3 sq. feet)

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