



45 Alderwood Parc, Penryn, TR10 8RJ

£275,000

Occupying a generous corner plot, is this delightful 3 bedroom end of terrace house, situated within the popular development of Alderwood Parc, in Penryn. The well presented accommodation comprises on the ground floor: entrance hallway, south-facing living room and modern kitchen with French doors leading out to a raised terrace. On the first floor are 3 bedrooms and a family bathroom. The gardens wrap around 3 sides of the property, with the rear garden offering far-reaching views over the town and surrounding countryside. A generous raised terrace offers the ideal space for entertaining, with steps leading down to a small lawn with attractive planted borders. A superb family home, close to Penryn university, schools, train station and within a short walk of the town centre.

Key Features

- Delightful 3 bedroom end of terrace home
- Good sized corner plot
- Gas central heating and double glazing
- Close to Schools, university campus and within walking distance of the town
- Popular residential development
- Well presented throughout
- Residents parking
- EPC rating C



THE ACCOMMODATION COMPRISES

Obscure double glazed front door to:-

ENTRANCE HALLWAY

Stairs to first floor, tiled flooring. Doors to living room, kitchen and large storage cupboard. Radiator, central ceiling light, wall mounted consumer unit.

LIVING ROOM

Large double glazed south-facing window providing ample natural light. Radiator, wood-effect laminate flooring, central ceiling light. TV aerial point, telephone point.

KITCHEN

A good size, well appointed kitchen, with double glazed French doors leading onto the garden, modern eye and base level units with wood-effect worksurface and part tiled walls, four-ring induction hob with extractor fan over. Inset stainless steel sink/drainage unit with swan neck mixer tap. Dishwasher, washing machine, space for fridge/freezer and tumble dryer. Tiled flooring, radiator, cupboard housing Worcester gas combination boiler providing domestic hot water and central heating.

FIRST FLOOR

LANDING

Doors to bedrooms and bathroom. Positive ventilation system, radiator.

BEDROOM ONE

South-facing double glazed window to front aspect, radiator. Range of built-in wardrobes with hanging rail and shelving. Radiator.

BEDROOM TWO

Double glazed window to rear aspect overlooking the garden and far-reaching views over Penryn and surrounding countryside. Central ceiling light, wood laminate flooring, radiator.

BEDROOM THREE

Double glazed window offering the same open views over Penryn and surrounding countryside. Radiator, central ceiling light.

BATHROOM

White suite comprising a panelled bath with electric shower over and tiled surround, vanity unit housing wash hand basin with mixer tap, dual flush WC. Further tiling to walls, obscure double glazed window, central ceiling light, extractor fan, heated towel rail/radiator.

THE EXTERIOR

FRONT AND SIDE GARDENS

The generous corner plot provide gardens to three sides. The front and side gardens are laid with a raised lawn and mature shrub border, with a path that leads to the front and rear of the property. Gated pedestrian access is provided to the:-

MAIN REAR GARDEN

A large raised terrace provides ample space for a table and chairs, and is ideal for entertaining. The raised terrace enjoys

far-reaching views over surrounding countryside. Steps lead down to an area of lawn, bordered by low level flower beds, planted with a number of shrubs and small trees. A timber garden sheds provides storage. The rear garden is fully enclosed, providing a good degree of privacy, and is ideal for children and pets.

PARKING

The development provides non-allocated residents parking.

GENREAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage are connected to the property. Telephone point (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX

Band B - Cornwall Council.

TENURE

Freehold.

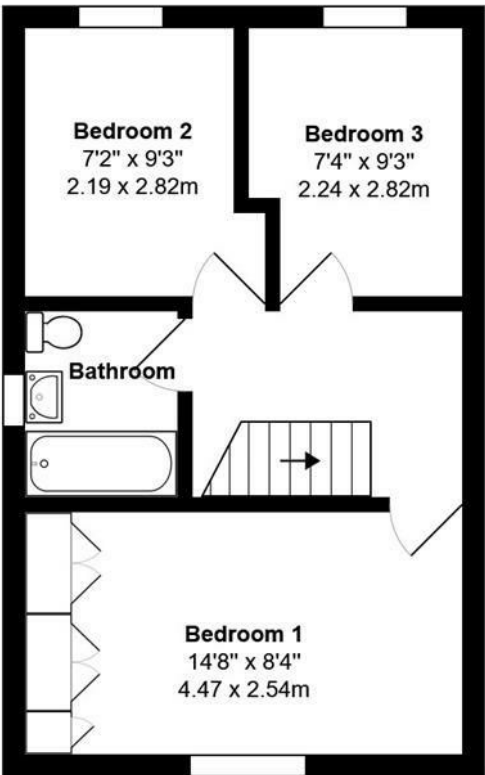
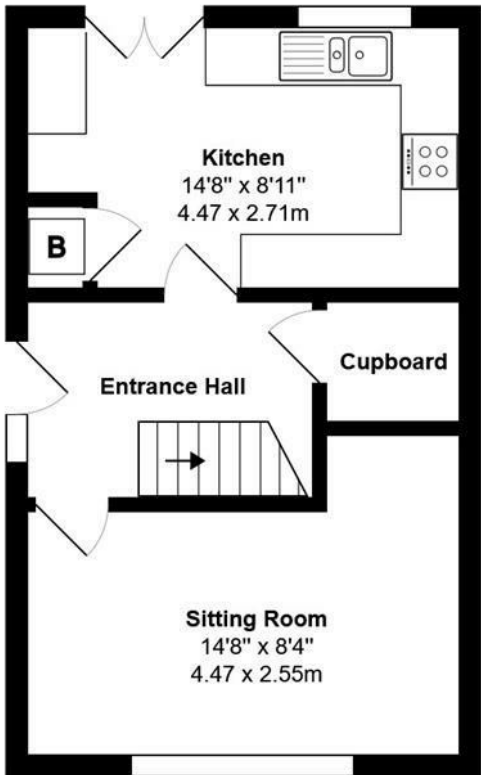
VIEWING

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.





Floor Plan



Ground Floor

Approx Area: 33.4 m² ... 360 ft²

First Floor

Approx Area: 33.4 m² ... 359 ft²



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Total Approx Area: 66.9 m² ... 720 ft²

All measurements are approximate and for display purposes only