



## 4 Read Close, Penryn, TR10 8SE

Guide Price £425,000

An immaculately presented and superbly maintained 3 double bedroom modern bungalow, located within a quiet cul-de-sac on the popular Read Close, benefiting from a semi open-plan kitchen/diner, en-suite shower room to the principal bedroom, impressive south westerly facing lawned rear garden, conservatory and driveway parking and single garage.

### Key Features

- Detached modern bungalow
- Faultlessly presented accommodation
- 2 shower rooms
- Driveway parking and garage
- 3 double bedrooms, principal en-suite
- Incredibly well maintained throughout
- Sunny, south westerly facing garden
- EPC rating C



## THE ACCOMMODATION COMPRISSES

(all dimensions being approximate)

A mellow stone garden pathway leads to a small number of steps allowing access to main uPVC front entrance door with courtesy handrail and exterior light. Door opens into the:-

### HALLWAY

A welcoming entrance providing much space. Coat hooks. Panelled doors to all rooms. Door to cupboard housing Megaflow water cylinder and timber slatted shelving. Radiator, telephone point, loft hatch. Drayton wall mounted heating thermostat. Electrical consumer unit. Door ahead opens into the:-

### LIVING ROOM

A well proportioned room with square walk-in bay frontage, featuring uPVC double glazed windows with outlook onto Read Close. Central fireplace with gas fire, matching hearth and back panel, together with quality hardwood surround and mantel. Two radiators, TV aerial point, BT hub point. Double internal doors leading into the dining area.

### KITCHEN

A particularly bright and, once again, spacious room featuring a comprehensive range of fitted units to three sides comprising of drawers and cupboards set above and below a roll-top worksurface providing ample counter space, inset composite one and a half bowl sink with drainer and swan neck mixer tap. Blue tiled splashback at mid-point. Neff electric oven with four-ring electric hob over and concealed Neff extractor fan over. Under counter space and plumbing for washing machine, further space for separate fridge and freezer. Corner cupboard housing Worcester combination boiler providing domestic hot water and heating. Drayton wall mounted heating and hot water master control. Tile-effect flooring, spotlights. Part obscure glazed uPVC rear entrance door providing access onto the south westerly facing garden/patio. uPVC double glazed window providing an elevated outlook over the rear garden, once again. Broad arched opening into the:-

### DINING AREA

Open to the kitchen, offering a continual flow of access into the living room via double internal doors, uPVC clear glazed doors leading into the conservatory. Radiator, telephone point, TV aerial point.

### CONSERVATORY

An excellent addition to the property, situated conveniently to make the best of the favourable south westerly position this exquisite bungalow occupies, with glazing to three sides providing much natural light and a pleasing outlook over the well tended rear garden. Dimplex electric heater, tiled flooring, clear glazed uPVC side door providing access to the rear garden.

### BEDROOM ONE (MASTER)

Situated to the rear of the property, a generously sized principal suite comprising a broad uPVC double glazed window to the far side providing much natural light, radiator under. A comprehensive range of built-in wardrobes. TV aerial point, telephone point. Door to the:-

### EN-SUITE SHOWER ROOM

A contemporary white three-piece suite comprising a low flush WC, wall mounted vanity unit with ample cupboard space and inset ceramic sink over with mixer tap, corner shower cubicle with mains-powered shower. Fully tiled walls, shaver socket, extractor fan, ceiling light, radiator. Obscure glazed uPVC casement window to rear elevation. Radiator.

### BEDROOM TWO

A deep double bedroom providing ample space for bedside furniture, wardrobes/drawers etc. Broad uPVC double glazed window to the front elevation, once again providing an outlook over Read Close. Radiator.

### BEDROOM THREE

A nicely sized third bedroom, also a double, with uPVC double glazed window to front elevation, radiator.

### FAMILY SHOWER ROOM

Recently updated and beautifully appointed, comprising a low flush WC, vanity unit with cupboard space and inset sink over with mixer tap, double width shower cubicle with broad sliding shower screen and mains-powered shower, wall mounted controls and courtesy handgrips. Contemporary tiling to all walls. Heated towel rail, extractor fan, ceiling light, shaver socket, extractor fan.

### THE EXTERIOR

#### FRONT GARDEN

A beautifully maintained and mainly lawned frontage stretches across the width of the exterior, featuring mellow stone garden pathways leading from the front entrance door across to the:-

#### GARAGING/DRIVEWAY

Single garage with up-and-over door, providing power, light and further storage situated within the roof pitch. uPVC casement window to the far side. Wall mounted shelving. To the front of the garage, a tarmacadam driveway provides parking for one vehicle.

#### REAR GARDEN

An absolutely delightful rear garden, well maintained and offering a degree of privacy which will be favoured by many prospective purchasers. The garden benefits from a broad mellow stone patio, suitable for garden furniture and ideal for entertaining or al fresco dining. A small number of steps descend to a broad area of lawn, well enclosed to three sides by timber panelled fencing and bordered by many mature shrubs, bushes and further hedging. Pathways either side offer useable low maintenance space laid with gravel, to the western boundary exists a timber garden store with glazing to three sides - particularly useful for storage. Continuing, mellow stone paving leads to a timber garden side gate, which follows around to the frontage.

### GENERAL INFORMATION

#### SERVICES

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

#### COUNCIL TAX

Band C - Cornwall Council.

## TENURE

Freehold.

## VIEWING

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



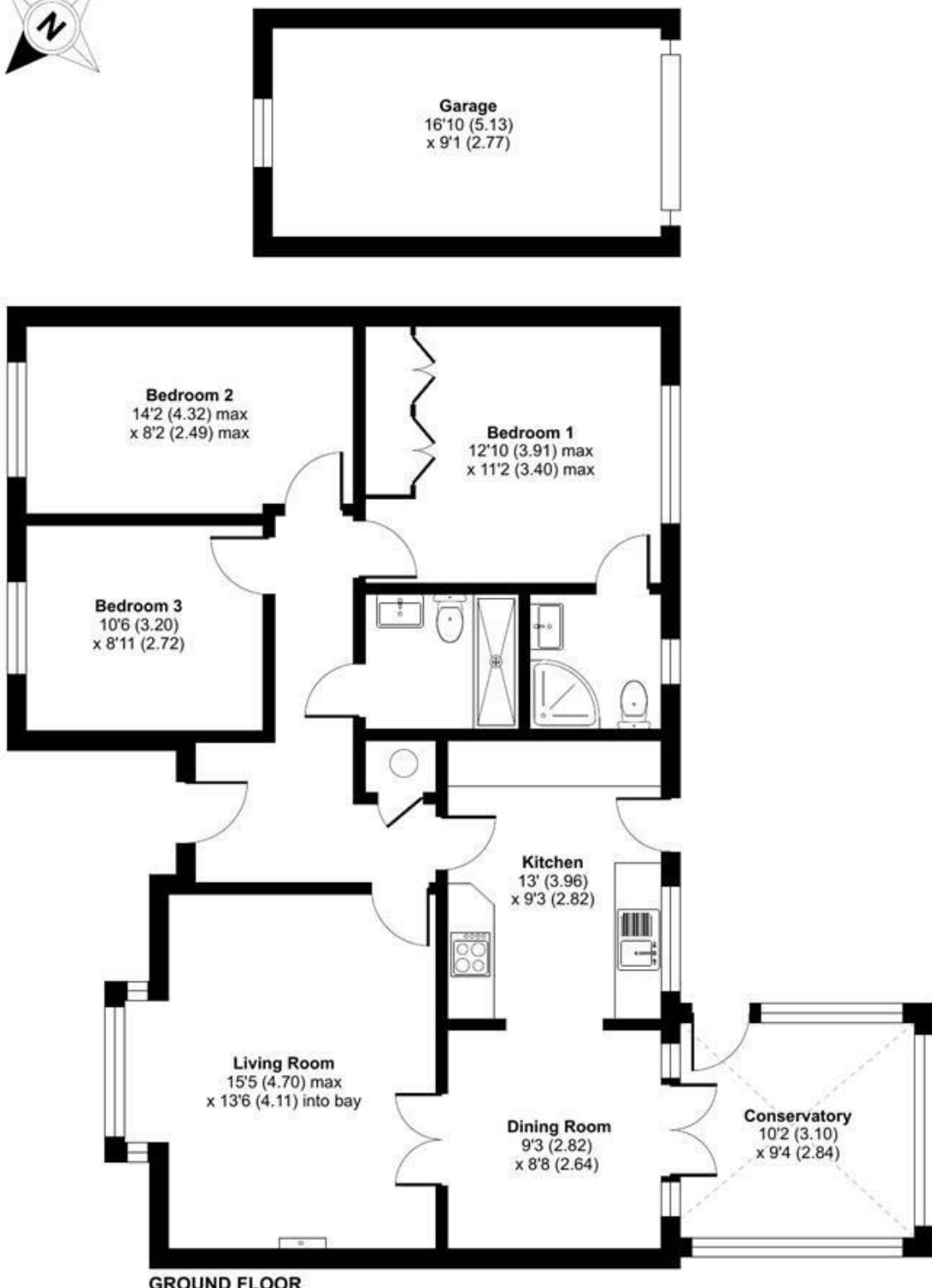


# Floor Plan

## Read Close, Penryn, TR10

Approximate Area = 1223 sq ft / 113.6 sq m (includes garage)

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023.  
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