



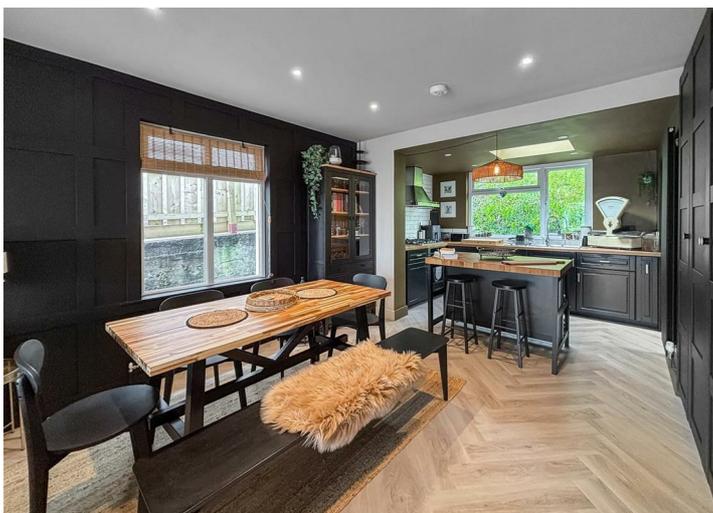
16 Kernick Road, Penryn, TR10 8NX

£379,950

An incredibly stylish and superbly finished 2 double bedroom home enjoying exceptional far-reaching views over Penryn towards Falmouth, Flushing village and the Roseland Peninsula, with the meandering river and The Carrick Roads separating them, and a backdrop of rolling countryside beyond. Beautifully presented both internally and externally, the property features a modern open-plan kitchen/living/dining space, a variety of sunny outdoor seating areas, and a raised lawned garden to the rear, complete with a summerhouse/studio. Further benefits include convenient driveway parking for 2 vehicles. In all, a turn-key home ideally positioned for local schooling and a range of amenities, all within a short walk.

Key Features

- Detached bungalow
- Beautifully finished internally
- Raised rear garden with studio/summerhouse
- Parking for 2 vehicles
- 2 double bedrooms, 1 bath/shower room
- Stylish fixtures and fittings
- Exceptional far-reaching views
- EPC rating D



THE ACCOMMODATION COMPRISES

From the broad parking area set just off Kernick Road, steps, with courtesy hand rail, rise to a covered entranceway featuring contemporary external lighting and crittall-effect glazed door opening into the:-

ENTRANCE LOBBY

A light and bright space boasting exceptional far-reaching views towards the Penryn River and countryside, showcasing the degree of elevation this exceptional home provides upon entry. Plentiful space for coat hooks and shoe storage. Contemporary slatted wall, contemporary ceiling light. Crittall-effect glazed doors opening into the:-

HALLWAY

Spacious, light and welcoming, featuring classic 1930's-style painted doors leading to bedrooms one, two and main bathroom. Contemporary herringbone flooring, radiator, picture rail, loft hatch and stylish ceiling light. Opening leading into:-

OPEN-PLAN KITCHEN/LIVING/DINING ROOM

A focal point of the property and an exceptional room spanning the full depth, from front to rear, offering a wonderful space to entertain with friends and family, featuring a beautifully fitted kitchen to the far side, with living space set opposite, allowing for views along the Penryn River, accompanied by rolling fields, with the village of Flushing and the Roseland Peninsular set to the distance. Exceptionally light, being triple aspect in nature.

LIVING AREA

Featuring walk-in bay window with glazing to front aspect, providing wonderful views incorporating the meandering Penryn River out towards The Carrick Roads, fields of Flushing and Penryn to one side, and the varying rooftops of lower and outer Penryn at the forefront. Contemporary herringbone flooring, stylish wall panelling to the far side, inset downlights, TV aerial point, open to the:-

DINING AREA

Continuation of contemporary herringbone flooring, inset downlight, together with tall glazed window to the side elevation offering much natural light. Connecting both the living and kitchen areas and offering expectational storage with tall cupboards set to one side. Radiator. Broad opening leading to the:-

KITCHEN

Once again, incredibly light and stylishly appointed with a range of contemporary panelled units adorned with oak worksurface and stainless steel one and a half bowl sink with drainer and mixer tap, together with tiled splashback. Quality appliances to include Hotpoint electric oven, five ring stainless steel gas hob and matching extractor unit. Built-in dishwasher. Broad uPVC double glazed window to the rear elevation, together with ceiling lantern drawing in plentiful light, inset downlights and pendant lighting. Opening leading into:-

UTILITY

A practical space, finished with a range of panelled units set both above and below an oak worksurface matching the stylishly appointed kitchen, offering plentiful storage and worksurface space for further appliances, as required. Space

for tall fridge/freezer, together with further undercounter room for washer and dryer respectively, with plumbing in situ. Tiled splashback at mid-point, radiator, continuation of contemporary herringbone flooring, ceiling spotlights, obscure glazed uPVC door allowing access onto the rear garden.

BEDROOM ONE

A sizeable double room with broad walk-in bay window showcasing exceptional views over Penryn, incorporating the river, rolling fields and to the distance, The Roseland Peninsular. Exceptionally light and bright, with picture rail, ceiling light and radiator.

BEDROOM TWO

Another double bedroom, located to the rear of the property, with radiator, tall uPVC glazed window with outlook over the patio and garden. Picture rail, ceiling light, broad built-in wardrobe with sliding doors for convenience.

BATH/SHOWER ROOM

Particularly spacious, with deep bath, separate shower cubicle with sliding doors, tiling throughout and drench showerhead with handheld attachment, low flush WC, vanity unit with sink and mixer tap. Wood-effect flooring, fully tiled walls, built-in speaker system, ceiling spotlights, extractor fan. Radiator, heated towel rail, wall-mounted medicine cabinet with shelving under.

THE EXTERIOR

TO THE FRONT

BROAD DRIVEWAY PARKING

Set off Kernick Road, parking exists immediately providing space enough for two vehicles. Stairs with courtesy handrail rise to the:-

TERRACED AND TIERED FRONTAGE

With central pathway featuring steps with courtesy handrail rising to a broad and impressive frontage with contemporary lighting and covering to the entranceway, yet landscaped throughout, with areas of lawn and landscaping timbers, together with palm, shrubbery and enclosed borders via means of timber fencing, together with pathway leading around the property, allowing access to the rear garden. Views to be taken in and varied sitting out spaces with vistas along the meandering Penryn River, the village of Flushing, and further afield, the Roseland Peninsular. Rolling fields sweep across and around the outskirts of Penryn town, creating a sense of space and elevation rarely seen with properties of this nature.

REAR GARDEN

An initial broad section of patio, with external water tap, provides a sheltered sitting out space featuring steps rising to an upper level of lawn, with courtesy handrail for convenience. An upper section of lawn with mellow stone patio, once again, provides the most exceptional far-reaching views, together with recently fenced borders. From the lawned garden, steps rise to the:-

SUMMERHOUSE/STUDIO

A fantastic addition, fully insulated, incorporating power and light, allowing use for those hobbyists or ideal for work from home requirements. Glazed double doors with matching



windows either side, exceptional far-reaching views, together with plentiful natural light. Contemporary herringbone floor, inset downlights, neutrally decorated throughout.

GENERAL 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 C - Cornwall Council.

TENURE

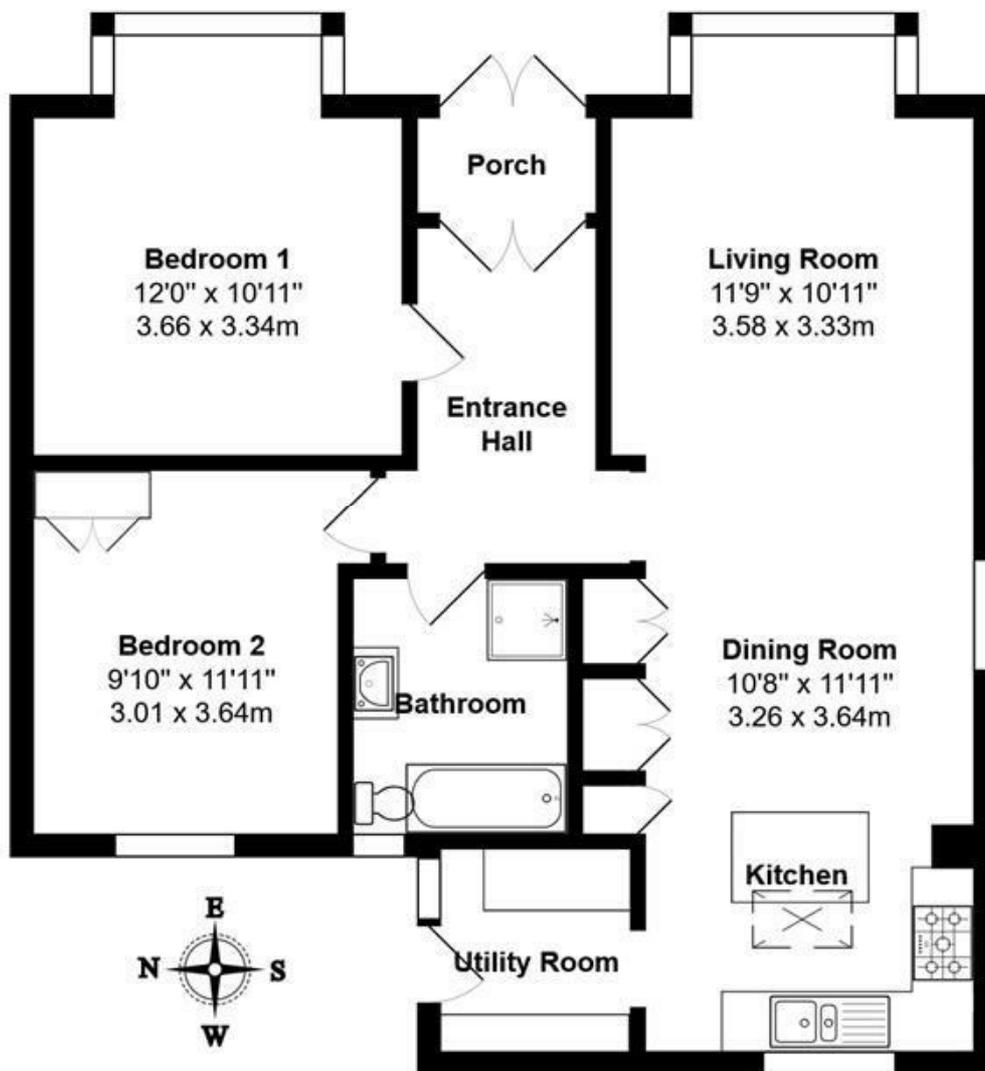
Freehold.

VIEWING

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



Floor Plan



Kernick Road, Penryn, TR10 8NX

Total Approx Area: 876 ft² ... 81.3 m² (excluding garden room)

All measurements are approximate and for display purposes only

