



## 12 Kennall Park, Ponsanooth, Truro, TR3 7HQ

**£385,000**

A beautifully appointed 3 bedroom bungalow located in a quiet cul-de-sac towards the upper fringes of Ponsanooth village, walkable to the renowned Kennall Vale Woods and close to amenities alike. Immaculately presented throughout with quality fixtures and fittings including a high specification kitchen with access into a rear conservatory offering elevated, far-reaching rural views, en-suite shower room to the principal bedroom, landscaped rear garden with various areas in which to relax, together with driveway parking for 2/3 vehicles and a single garage. Without question, a property which must be viewed at the earliest opportunity!

### Key Features

- Beautifully maintained and superbly presented bungalow
- En-suite principal bedroom
- Landscaped rear garden
- Peaceful village setting
- 3 bedrooms, 2 bath/shower rooms
- Rear sun room with a pleasant far-reaching outlook
- Ample parking and garage
- EPC rating B



## THE ACCOMMODATION COMPRISSES

(All dimensions being approximate)

From the broad and gently sloping tarmacadam driveway, a part glazed uPVC front entrance door with feature glazing and matching side panel provides entry into the:-

### RECEPTION LOBBY

A bright and welcoming area with contemporary part oak and glazed door leading to utility and living room. Contemporary door to garage. Radiator, ceiling light, pattern tiled flooring. Glazed oak door leading into the:-

### LIVING ROOM

16'9" x 10'9" (5.13m x 3.30m)

With broad uPVC double glazed window to the front elevation offering an outlook over the well-tended front lawn. Central fireplace with electric focal point fire, painted timber mantel and slate hearth. Karndean flooring. Two radiators, ceiling light, TV aerial point. Part glazed oak door leading into the:-

### INNER HALLWAY

Once again, neutrally decorated with feature light tunnel to ceiling, providing a bright aspect. Airing cupboard housing slatted shelving and unvented hot water system. Loft hatch, radiator, two ceiling lights, continuation of Karndean flooring. Oak doors giving access to all bedrooms, together with the main bathroom. Part glazed oak door leading into the:-

### KITCHEN/DINER

18'0" x 8'5" (5.5m x 2.57m)

A particularly light and especially bright room with glazing to the rear elevation and part glazed casement doors leading into the conservatory, with views seen to the rear and across the neighbouring valley, encompassing an evergreen tree-lined backdrop, together with rolling fields. A high quality fitted kitchen comprises an array of handle-less gloss units set both above and below a quality polished stone worksurface with inset Belfast sink and mixer tap, together with contemporary tiled splashback at mid-point. Stylish plinth and pelmet lighting to fitted units. Fitted appliances to include Hotpoint electric oven with four-ring Neff gas hob and concealed extractor, integrated tall fridge/freezer and Zanussi microwave oven. Contemporary hanging lights, inset downlights. Radiator, contemporary wood-effect tiled flooring. Cupboard at ceiling height housing electrical consumer unit and solar isolator switch. Broad uPVC double glazed window providing an elevated outlook over the rear decking, garden and evergreen valley of Ponsanooth. Part glazed oak door to the utility room. Part glazed casement doors to the rear, providing access into the:-

### CONSERVATORY

8'11" x 8'2" (2.74m x 2.51m)

Continuation of contemporary wood-effect tiled flooring. A superb addition to a stunning kitchen/diner, glazed to three sides, allowing copious amounts of natural light with glazed French doors to the side elevation, giving access onto a broad area of decking and to the lower landscaped garden. Polycarbonate ceiling and views across to neighbouring rooftops of Trevonnen Road, together with a panorama across the fields and tree-lined backdrop of Ponsanooth. Vertical heater.

### UTILITY ROOM

10'5" x 7'8" (3.18m x 2.36m)

A most useful and particularly practical area with units alike to the kitchen, set both above and below a roll-top worksurface. Inset stainless steel sink with drainer and mixer tap, together with contemporary tiled splashback at mid-point. Undercounter space and plumbing for washing machine and dishwasher. Tall cupboard. Tiled flooring alike to the reception lobby. Contemporary glazed oak door leading into the reception lobby, together with uPVC part obscure glazed rear entrance door giving access onto the decking and garden below. Obscure glazed casement window to the rear elevation. Ceiling light, radiator, corner recess suitable for storage or extending workspace units, if required. Coat hooks.

### BEDROOM ONE

12'0" x 10'5" (3.66m x 3.18m)

A well proportioned primary bedroom with broad uPVC double glazed window to the front elevation, built-in wardrobes offering useful storage, and further space for ancillary furniture, if required. Ceiling light, radiator, oak door leading into the:-

### EN-SUITE SHOWER ROOM

Once again, of particularly high quality. Sanitaryware including low flush WC with concealed cistern, wall-mounted vanity unit with inset sink, mixer tap and tiled splashback. Double shower cubicle with glazed sliding door, contemporary tiled walls and mains-powered shower with dual shower heads and extractor fan. Contemporary ceiling light, tiled flooring, heated towel rail. Mirror-fronted medicine cabinet. uPVC obscure glazed window to the front elevation.

### BEDROOM TWO

12'0" x 9'1" (3.68m x 2.77m)

Situated to the rear, another nicely proportioned double bedroom with matching built-in wardrobes alike to the primary bedroom. Broad uPVC double glazed window providing a far-reaching outlook over the rooftops of Trevonnen Road and the tree-lined backdrop of Ponsanooth. Radiator, ceiling light.

### FAMILY BATHROOM

Once again, a beautifully presented, modern bathroom suite, comprising low flush WC with concealed cistern, wall-mounted vanity unit with inset sink and mixer tap, together with panelled bath with glazed side screen, mixer tap and dual showerheads with ancillary hand-held attachment. Tiled flooring, inset downlights, extractor fan, heated towel rail. Obscure glazed uPVC window to the rear elevation, strip light with shaver socket. Bespoke built-in cupboards providing useful storage. Tiling to floor and walls.

### BEDROOM THREE

12'2" x 6'11" (3.73m x 2.13m)

A well proportioned single bedroom with uPVC double glazed window with outlook over the neatly tended frontage. Radiator, ceiling light. Telephone master socket.

### THE EXTERIOR



## **GARAGE**

17'10" x 9'1" (5.46m x 2.79m)

Accessed via the reception room or driveway, with up-and-over door, offering useful dry storage and shallow wall-mounted shelving. Double glazed window to the rear, with views over the valley. Power and light connected.

## **DRIVEWAY AND FRONTAGE**

A gently sloping tarmacadam driveway with parking sufficient for two/three vehicles. Front garden pathway laid to brick pavia with raised and lawned frontage, enclosed via timber panel fencing, tapering to the far side and leading to a timber side garden gate, circulating around the property and leading onto the:-

## **REAR GARDEN**

A raised and broad composite deck offers a wonderful sitting-out area, providing early morning and afternoon sunlight, presenting quite the suntrap. With steps to one side leading to a lower area of external space, laid to all-weather grass and enclosed by timber fencing, once again, offering an all year round outside area, shielded from the elements. The garden continues onto a section of patio with pathway following around the rear, featuring areas of lawn, a timber garden shed and steps providing a circulation around the property. In all, a wonderfully maintained and nicely landscaped garden.

## **GENERAL INFORMATION**

### **SERVICES**

Mains electricity, water, drainage and gas are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating. The property benefits from solar panels and we understand there are a number of years remaining on the lease. Our client has been in contact with the solar provider, 'Ecovision', to confirm that any prospective purchasers wishing to raise a mortgage on the property can do so. Further information can be provided upon request.

### **COUNCIL TAX**

Band D - Cornwall Council.

### **TENURE**

Freehold.

### **VIEWINGS**

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



# Floor Plan

## Kennall Park, Ponsanooth, Truro, TR3

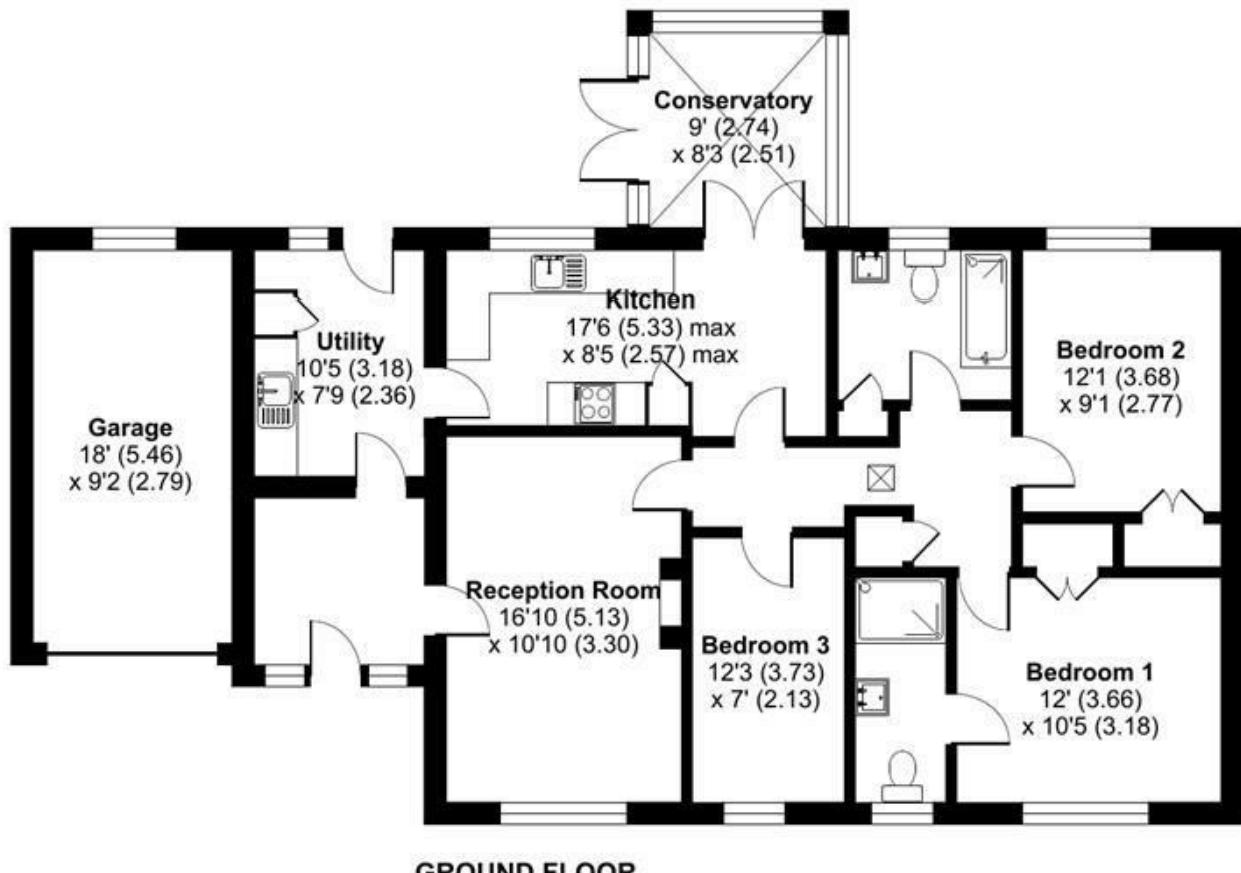


Approximate Area = 1153 sq ft / 107.1 sq m

Garage = 165 sq ft / 15.3 sq m

Total = 1318 sq ft / 122.4 sq m

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 2024.  
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