



## 53 Calver Close, Penryn, TR10 8SG

£295,000

A modern, reverse-level, mid terrace home, immaculately presented, situated within convenient walking distance of Penryn town amenities and the Exeter University - Penryn Campus. The property comprises 3 bedrooms with principal en-suite, semi open-plan kitchen/living/dining room providing Juliet balcony feature, family bathroom and a well enclosed, sunny, south-facing garden to the rear. To the front, a part covered driveway gives access to a single garage. To be sold with the added appeal of no onward chain.

### Key Features

- Reverse-level modern home
- Semi open-plan living/kitchen/dining room
- Enclosed rear garden with sunny southerly aspect
- Ready for immediate occupation!
- 3 double bedrooms, 2 bath/shower rooms
- Open outlook with light and bright accommodation
- Driveway parking and garage
- EPC rating C



## THE ACCOMMODATION COMPRISSES

From the pedestrian walkway, steps rise to a covered entrance with exterior courtesy light and hardwood entrance door, with small obscure glazed panel and matching obscure glazed side panels, opening into the:-

### ENTRANCE HALLWAY

Broad and light, with wall mounted coat hooks, radiator, inset matting. Electrical consumer unit, ceiling light. Honeywell wall mounted heating thermostat. Staircase rising to the first floor, panelled door opening into the:-

### PRINCIPAL BEDROOM (ONE)

11'5" x 10' (3.48m x 3.05m)

A nicely proportioned double room, with casement double glazed windows to the front elevation. Ceiling light, radiator, TV aerial point. Slimline doors to large under-stair storage cupboard, with shelf and hanging rail. Door to:-

### EN-SUITE SHOWER ROOM

A modern white three-piece suite comprising a low flush WC, pedestal wash hand basin with tiled splashback, corner shower cubicle with mains-powered shower and glazed sliding doors. Patterned lino flooring, radiator, heated towel rail. Ceiling light, extractor fan.

## FIRST FLOOR

### LANDING

Part galleried to stairwell, with loft hatch, ceiling light, radiator. Doors to all rooms. Airing cupboard with slatted shelving, providing deep and useful storage.

### SEMI OPEN-PLAN LIVING/DINING/KITCHEN

A room which sweeps around the front of the property, incorporating a favourable and social living aspect, together with kitchen to the far side, particularly spacious and light, with Juliet balcony feature to the living area and two sets of casement windows providing a pleasant open outlook over lower Penryn.

### LIVING AREA

15'1" reducing to 10'6" - 13'7" x 10'2" (4.60m reducing to 3.20m - 4.14m x 3.10m)

Spanning the full width of the property with much natural, Juliet balcony feature enclosed by glazed casement doors and two further windows offering an open and elevated outlook towards the outskirts of Penryn/Truro Hill. To the living area, an electric focal point fire, with polished stone hearth and back panel, hardwood mantel and surround, Two radiators, ceiling light, TV aerial point, telephone point. Broad opening into the:-

### KITCHEN/DINING AREA

8'7" x 16'6" (2.64m x 5.05m)

Space for a small table and chairs. A wide galley-style kitchen, with modern panelled units set above and below a roll-top worksurface with one and a half bowl stainless steel sink, drainer and mixer tap. Appliances to include a Hotpoint electric oven, four-ring stainless steel gas hob, tiled splashback at mid-point, concealed extractor. Boiler housed in over-counter cupboard (Logic Combi 35) providing domestic hot water and central heating. Space for dishwasher and freestanding tall fridge/freezer. Spotlights, extractor fan, wood-effect flooring.

From the first floor landing, doors lead into:-

### BEDROOM TWO

8'5" x 11'10" (2.59m x 3.63m)

A double bedroom, with double glazed casement window to the rear elevation. Radiator, ceiling light.

### BEDROOM THREE

7'8" x 8'2" (2.36m x 2.49m)

Another light and bright double bedroom, with TV aerial point, radiator and ceiling light. Space for bedroom furniture. Clear glazed casement doors providing access onto the rear hard-landscaped garden.

### FAMILY BATHROOM

5'8" x 8'2" (1.73m x 2.49m)

Comprising a low flush WC, pedestal wash hand basin with tiled splashback, panelled bath with mixer tap and hand-held shower attachment. Further tiling to bath area. Shaver socket, radiator, heated towel rail. Ceiling light, extractor fan. Obscure glazed casement window, patterned lino flooring.

## THE EXTERIOR

### DRIVEWAY

From Calver Close, a tarmacadam driveway, partly covered, and providing off-road parking for one vehicle, and leading to the:-

### GARAGE

Up-and-over door.

### HARD-LANDSCAPED REAR GARDEN

Offering a surprising degree of privacy and capturing plenty of sunlight, facing due-south, all enclosed enclosed by timber fencing to three sides, offering a variety of sandstone paving and stone shingle areas for ease of maintenance. Scope to improve, if required, and with the addition of a hot tub (to be included). Exterior courtesy light. Rear garden gate leading to a useful pedestrian access around the property and into Calver Close.

## 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.

### RATEABLE VALUE

£2,950 - Cornwall Council.

### AGENT'S NOTE

We understand an annual estate charge of £150 is payable to the managing agents - Plymouth Block Management.

### TENURE

Freehold.

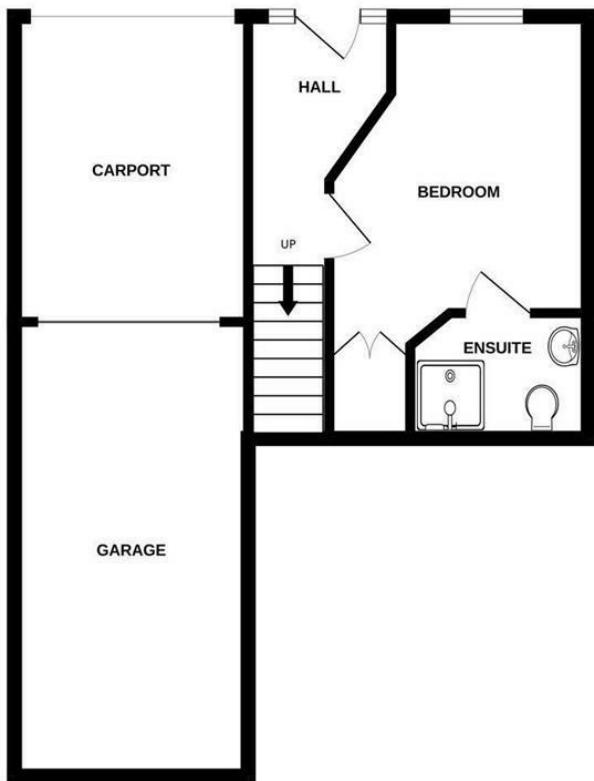
### VIEWING

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

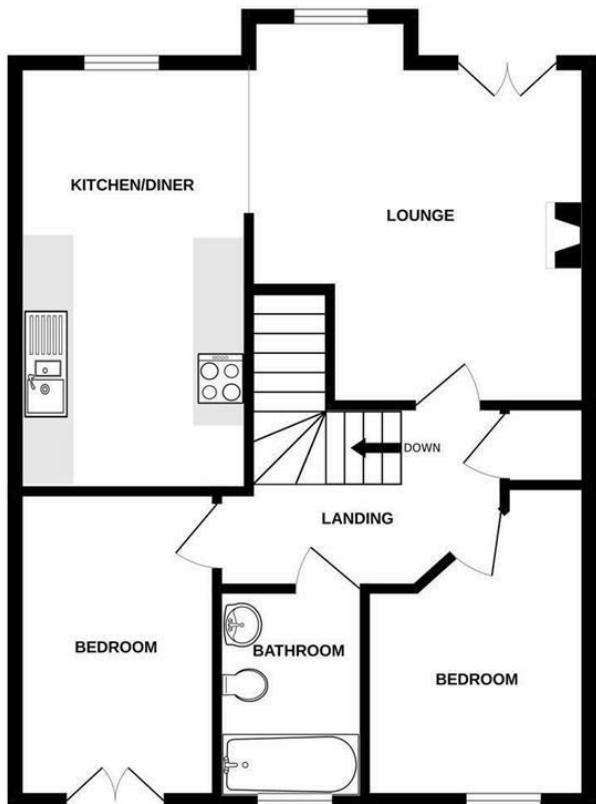


# Floor Plan

GROUND FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 1132 sq.ft. (105.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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