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## 77 Kingsley Court, Fraddon TR9 6PD

**£255,000**

AN EXCEPTIONALLY WELL PRESENTED THREE-BEDROOM LINK-DETACHED HOME FEATURING MANY UPGRADES AND IMPROVEMENTS WITH DRIVEWAY PARKING, A GARAGE AND A SUNNY, PRIVATE GARDEN LOCATED IN A TUCKED AWAY CUL DE SAC LOCATION WITH EASY ACCESS TO THE A30 AND JUST A FEW MINUTES WALK TO KINGSLEY VILLAGE. OFFERED WITH NO ONWARD CHAIN.

**PROPERTY TYPE:** House - Link Detached

**RECEPTIONS:** 1 / **BEDROOMS:** 3 / **BATHROOMS:** 1

### FEATURES:

- THREE BEDROOM LINK DETACHED FAMILY HOME
- GARAGE WITH ELECTRIC DOOR AND PARKING FOR THREE CARS
- OPEN PLAN LIVING
- SOLID OAK DOORS AND A LOG BURNER
- NEAT, LOW MAINTENANCE GARDEN
- NO ONWARD CHAIN
- REPLACEMENT KITCHEN
- FRESH DECOR AND FLOOR COVERINGS THROUGHOUT

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#### DESCRIPTION:

Welcome to Number Seventy Seven Kingsley Court; a brilliant three bedroom link-detached home located in a tucked away cul de sac at Kingsley Court. The Blue Anchor Inn is close by and many general local facilities and amenities can be found at Kingsley Village, just a couple of minutes walk away, which includes a Marks and Spencer's, Boots, TK Maxx, Starbucks, Mountain Warehouse and Next, as well as a Petrol Station and a McDonalds.

Fraddon benefits from being by-passed by the A30 providing good road communication links up and down the spine of Cornwall. The cathedral city of Truro, being the commercial and retail centre of Cornwall, is about 13 miles to the south-west, and being centrally located within Cornwall. This area provides easy access to the A30 and the larger towns of St Austell, Bodmin and Truro. The neighbouring village of Indian Queens has a Primary School and children in this area would naturally travel to Newquay for secondary education.

This property has been completely transformed by the current owners who have created spacious open plan living areas, replaced both garage doors, replaced the kitchen and decorated throughout.

A neat and welcoming entrance porch with attractive practical tiling ideal for the storage of shoes and coats guides you into the living room which has a window to the front and stairs to the first floor...a generous space with a log burner, storage cupboard and plenty of space for relaxing at the end of the day. The lounge blends seamlessly into the kitchen diner which was replaced a few years ago, a contemporary, bright space with a door to the side and rear. Practically the kitchen offers an array of gloss units with an integrated electric oven and hob with space for a fridge freezer. There's plenty of space for a dining table and a real sense of connection between these areas whilst still having ample room for cooking, dining and relaxing.

All three bedrooms can be found on the first floor, there's two at the front and one at the rear. The two larger rooms have built in storage and all three are decorated and carpeted to a high standard. Also, on the first floor you will find an airing cupboard housing the water tank and the bathroom features a bath with a shower over and is immaculately presented.

This property has efficient electric Rointe heaters and upvc double glazing throughout. The decor is fresh and modern throughout with solid oak doors adding to the quality feel.

Externally, at the front, there's driveway parking for three cars and access to the single garage which has an electric door. Within the garage there's plumbing and space for a washing machine and tumble dryer. The rear garden is neat and low maintenance with a patio area and an area of lawn with access to the front.

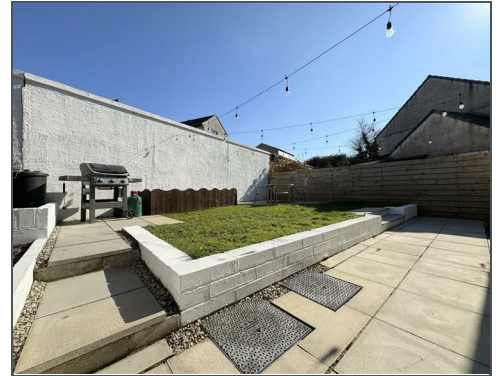
In summary, this is one of the best examples of this style of property we have seen at Kingsley Court, it's ready to move into! Offered with no onward chain.

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Porch  
1.24m x 1.09m (4'1 x 3'7)

.

Lounge  
4.75m x 3.76m (15'7 x 12'4)

.

Kitchen Diner  
4.93m x 2.49m (16'2 x 8'2)

.

Bedroom 1  
3.23m x 2.79m (10'7 x 9'2)

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Bedroom 2  
2.79m x 2.59m (9'2 x 8'6)

.

Bedroom 3  
2.54m x 1.88m (8'4 x 6'2)

.

Bathroom  
1.88m x 1.75m (6'2 x 5'9)

.

Garage  
5.54m x 2.51m (18'2 x 8'3)

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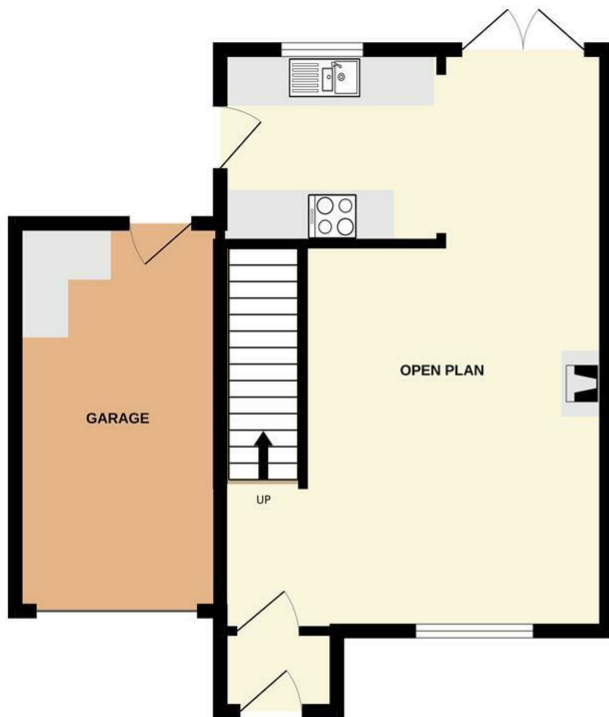
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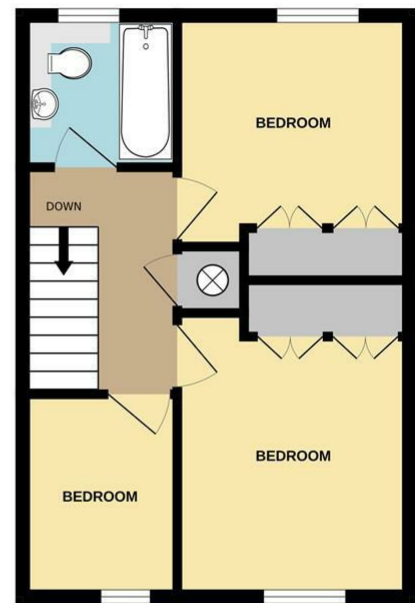
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**FLOORPLAN:**

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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| Energy Efficiency Rating                    |                    | Current                 | Potential |
|---------------------------------------------|--------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92 plus) <b>A</b> |                         | <b>84</b> |
|                                             | (81-91) <b>B</b>   |                         |           |
|                                             | (69-80) <b>C</b>   |                         |           |
|                                             | (55-68) <b>D</b>   |                         |           |
|                                             | (39-54) <b>E</b>   |                         |           |
|                                             | (21-38) <b>F</b>   |                         |           |
|                                             | (1-20) <b>G</b>    |                         |           |
| Not energy efficient - higher running costs |                    |                         |           |
| <b>England &amp; Wales</b>                  |                    | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                    | Current                 | Potential |
|-----------------------------------------------------------------|--------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | (92 plus) <b>A</b> |                         |           |
|                                                                 | (81-91) <b>B</b>   |                         |           |
|                                                                 | (69-80) <b>C</b>   |                         |           |
|                                                                 | (55-68) <b>D</b>   |                         |           |
|                                                                 | (39-54) <b>E</b>   |                         |           |
|                                                                 | (21-38) <b>F</b>   |                         |           |
|                                                                 | (1-20) <b>G</b>    |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                    |                         |           |
| <b>England &amp; Wales</b>                                      |                    | EU Directive 2002/91/EC |           |

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