Laskowski &Co



21 The Walled Garden, Kernick Park, Penryn, TR10 9DB

£470,000

Situated in the secure, 'hidden', grounds of Kernick Park, an exceptional detached family home, constructed in 2022, appointed to an extremely high standard, providing 3 bedrooms, 2 well appointed bath/shower rooms (1 en-suite), ground floor cloakroom, light double-aspect living room with bay window, well-appointed family-sized kitchen/diner with AEG appliances, and separate utility room. Outside, there are large, mainly level, extremely well enclosed gardens which have been attractively landscaped, with lawned areas and paved terracing. Parking facilities are exceptional, with the current owner having added an attached garage, of cavity block construction, in addition to which there is a covered car port for 2 large vehicles.

Key Features

- Highly attractive, detached, family home
- High standards of construction, fitting and insulation
- Attractive rendered and slate-hung elevations with natural slate roofing
- Good sized gardens, attached garage and large car port
- Set within the grounds of Kernick Park, 'hidden', yet readily accessible
- Residue of a 10 year International Construction Warranty
- Mains gas fired central heating, under-floor to ground floor areas
- EPC rating B











FURTHER FEATURES INCLUDE:
* Inset downlighting to all rooms.
* Ceramic tiled flooring to the reception hall, cloakroom, kitchen/diner and utility room.
* Fitted kitchen with integrated AEG appliances.
* High efficiency central heating with individual thermostatic controls to all rooms.
* High quality oak internal doors and staircase with oak handrails.
* Brushed steel light switches, power points, telephone points and TV aerial sockets.
* Master bedroom with en-suite shower room with quality white suite and complementary floor and wall tiling.
* Family bathroom with a quality white contemporary suite and tiling.
* Good sized, mainly level and well enclosed gardens with 5'10" (1.80m) high fencing, paved pathways and patio, extensive lawned areas.
* Superb, attached, single garage of cavity block construction with a matching pitched roof of natural slate. Adjoining the accommodation, this garage provides potential for conversion into further accommodation, if required, subject to all necessary consents, including the possibility of a first floor extension.
* Additional car port providing covered parking for two further large vehicles.
* A detached house, ideal for couples and families alike, within walking distance of excellent local amenities, including junior and secondary schools, supermarket, the university campus and public transport facilities.
* An early viewing is unhesitatingly recommended by the owner's Sole Agent.

THE ACCOMMODATION COMPRISES

Blue entrance door with glazed panels and exterior courtesy light.

RECEPTION HALL
Oak doors, staircase rising to the part galleried first floor landing, tiled flooring.

CLOAKROOM/WC
Contemporary white suite comprising a wall mounted wash hand basin with mixer tap and tiled splashback, low flush WC. Ceramic tiled flooring, access to under-stair storage cupboard with electrical trip switching and under-floor heating sump.

LIVING ROOM
Square bay window to the front elevation providing an open outlook towards The Walled Garden. Double doors to the rear open directly onto the paved, lawned and well enclosed rear gardens.

KITCHEN/DINER

KITCHEN AREA
Split-level peninsula unit with breakfast bar and cupboards under. Fitted AEG fridge and freezer cabinets. Inset stainless steel sink unit with mixer tap and cutlery drainer. Integrated AEG dishwasher. Extensive marble-effect worksurfaces. Four-ring ceramic AEG hob with glazed splashback and oven/grill below. Corner carousel unit. Wall cupboards. Ceramic tiled flooring throughout. Broad window to the rear elevation overlooking the well enclosed gardens.

UTILITY ROOM
Ceramic tiled flooring. Matching cupboards and worksurface with inset stainless steel sink unit with mixer tap. Recesses with plumbing for washing machine and dryer. Half glazed door opening directly onto the gardens. Wall cupboard housing Baxi gas fired combination boiler providing domestic hot water and central heating.

FIRST FLOOR

LANDING
Part galleried and enjoying a high degree of natural light with windows to both the front and rear elevations. Access to loft storage area. Radiator.

PRINCIPAL BEDROOM
Window to the front elevation, built-in double wardrobe with mirrored doors. Radiator. Door to private:-

EN-SUITE SHOWER ROOM
Fully ceramic tiled walls and flooring. Contemporary white suite comprising a wall mounted wash hand basin with mixer tap, low flush WC with concealed cistern with dual flush. Broad walk-in shower cubicle with sliding glazed screen and twin-head mains-powered shower. High level obscure glazed window to the rear elevation. Towel rail/radiator. Backlit wall mirror.

BEDROOM TWO
Window to the front elevation. Radiator, built-in full height double wardrobe.

BEDROOM THREE
Window to the rear elevation. Radiator.

FAMILY BATHROOM/WC
Again, beautifully fitted and appointed with ceramic tiled walls and flooring throughout. White contemporary suite with a wall mounted wash hand basin with mixer tap. Low flush WC with concealed cistern with dual flush. Panelled bath with glazed shower screen, mixer tap and twin-head mains-powered shower. Obscure glazed window to the rear elevation. Towel rail/radiator, backlit wall mirror.

THE EXTERIOR

GARDENS
The property benefits from a particularly broad plot, well enclosed to all sides by timber fencing and Cornish hedging with trees/shrubs over. Broad paved patio and pathway the full breadth of the rear of the house with cold water tap, courtesy lights, doors to the accommodation and to the attached garage. Broad level lawn with raised flower bed. Pedestrian gate to the side paved pathway. Low retaining wall and steps leading to a further lawned terrace, again very well enclosed, with path leading to the two-car car port. Timber garden shed.

GARAGE
11'1" x 15'8" (3.4m x 4.8m)
Of cavity block construction, under a matching pitched roof of natural slate. Electronic up-and-over door. Double glazed windows to both the side and rear elevations, half glazed door opening onto the rear patio, providing easy access to/from the accommodation. Light and power connected.











CAR PORT
Of timber construction, providing covered parking for two further large vehicles. Gateway providing access into the rear gardens.

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 - under-floor to the ground floor, radiators to the first floor. All main rooms with individual thermostatic controls.

COUNCIL TAX
Band D - 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.

DIRECTIONAL NOTE
From the A39, take the turning on the roundabout adjacent to Asda and B&Q onto Kernick Road. Proceed straight across the mini roundabout and within approximately 400 yards, the entrance to The Walled Garden and Kernick Park (Private) will be found on the right-hand side. Proceed along the wooded driveway, bear right and immediately after the arched entrance to The Walled Garden, Number 21 will be found around the left-hand corner, and is the second house on the right-hand side.



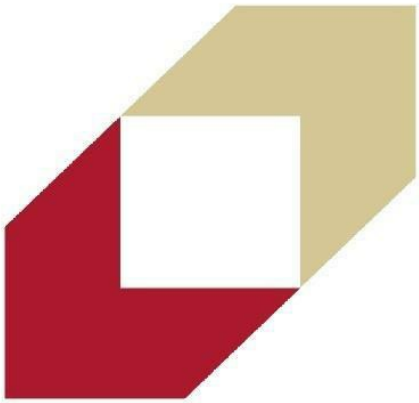








Floor Plan



Floor plan awaited