



- 3 BEDROOM SEMI-DETACHED HOME
- EXTREMELY WELL PRESENTED THROUGHOUT
- GARAGE AND PARKING
- ENCLOSED REAR GARDEN
- EPC RATING – E52

## Goldsithney

An extremely well presented, three bedroom semi-detached modern style family home located within a pleasant cul de sac, on the periphery of the village of Goldsithney. This lovely home benefits from majority UPVC double glazing, garage and parking along with a delightful and well-manicured rear garden.

The home itself is warmed via a mixture of night storage and wall mounted panel heaters with accommodation in brief comprising lounge, dining room and kitchen to the ground floor with the three bedrooms and shower room to the first floor.

**£220,000 Freehold**

17 Primrose Close, Goldsithney, Penzance, Cornwall, TR20 9JL

LOCATION Located in the village of Goldsithney, the property is in the catchment area for the popular primary school of St Hilary. The village benefits from a local shop, community centre, post office and two public houses. There is a regular bus service to the more major town of Penzance some five miles distant.

ENTRANCE VESTIBULE Stairs rising to first floor. Night storage heater. Door to.....

LOUNGE 4m x 3.66m UPVC double glazed window to front with distant countryside views. Understairs storage cupboard. Night storage heater. Archway through to.....

DINING ROOM 3.23m x 2.34m UPVC double glazed window to rear with views over garden. Night storage heater. Door to.....

KITCHEN 3.25m x 2.2m UPVC double glazed window to rear. UPVC obscure glazed door to side porch. Work surface area with inset stainless steel sink and drainer with cupboards above and below. Spaces for electric oven with extractor over and washing machine. Complementary tiled surround. Cupboards above. Space for fridge/freezer.

SIDE PORCH Window to side. Part glazed door to garden.

FIRST FLOOR

LANDING UPVC double glazed window to side. Loft access. Doors to.....

BEDROOM 1 3.86m x 2.6m UPVC double glazed window to front enjoying distant countryside views over rooftops. Wall mounted electric panel heater. Fitted wardrobe with sliding doors.

BEDROOM 2 2.82m x 2.7m UPVC double glazed window to rear. Wall mounted electric panel heater. Fitted wardrobe with sliding doors.

BEDROOM 3 2.92m maximum x 2m UPVC double glazed window to front with the aforementioned views. Wall mounted slimline panel heater. Airing cupboard housing hot water tank with slatted shelving.

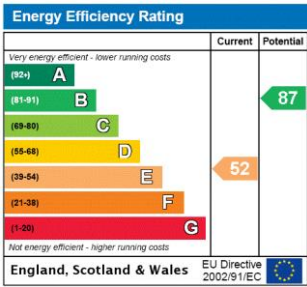
SHOWER ROOM UPVC obscure glazed window to rear. Corner shower cubicle with electric shower over. Pedestal wash hand basin. Low level WC. Partially tiled.

OUTSIDE

GARAGE 5.18m x 2.74m Roller door to front. Power and light. Space for tumble dryer. Eaves storage.

FRONT Lawned area with gated access to the rear. Driveway parking leading to garage.

REAR Gravelled seating area with pathway extending through the garden with a mixture of lawned areas and well established flower beds. This well manicured garden is bordered by a mixture of timber fencing and established trees and shrubs. Garden shed. Access to garage.



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21 Causewayhead,  
Penzance, Cornwall,  
TR18 2SP

01736 361282  
penzance@millerson.com

www.millerson.com

