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The adventure starts Here...



# 29 Queen Anne Gardens, Falmouth, TR11 4SW

## Guide Price £525,000 Freehold

This superb, three/four bedroom extended bungalow is located on a corner plot within the desirable residential location of Queen Anne Gardens which is popular due to its quiet and pleasant location on the edge of Falmouth.

- An impressive, extended detached bungalow
- Two large reception rooms
- Well presented throughout
- Garage with remote control door
- Delightful gardens & patios
- Three/four bedrooms
- Private corner plot
- Brick driveway with ample parking
- UPVC double glazing, gas central heating
- Energy Efficiency Rating - Band D

**Bedrooms:** 3 | **Bathrooms:** 1 | **Receptions:** 2

This superb, three/four bedroom extended bungalow is located on a corner plot within the desirable residential location of Queen Anne Gardens which is popular due to its quiet and pleasant location on the edge of Falmouth.

The property is offered for sale in good decorative order and has undergone much improvement by the current vendors which includes a large extension to the side which transforms the property into this impressive residence. The property now enjoys spacious and well proportioned accommodation which has added a large open plan 22' x 20'10" reception room, therefore given the ability to have a fourth bedroom in the former lounge if required.

Queen Anne Gardens can be found on the outskirts of town within a wooded area above the Swanvale and Boslowick area of town and has always been a very desirable location.

**A FEATURE BRICK DRIVEWAY PROVIDES PARKING FOR A NUMBER OF CARS AND LEADS TO THE GARAGE AND FRONT DOOR**

**UPVC DOUBLE GLAZED FRONT DOOR WITH GLAZED PANEL AND LETTERBOX TO:**

**MAIN HALLWAY**
With textured and plastered ceiling, coved ceiling with ceiling light, dado rail, radiator, door to walk-in storage cupboard and doors leading to the kitchen, original living room/bedroom four, bathroom, wc and living accommodation. The area is finished with a carpet.

**WALK-IN STORAGE CUPBOARD**
With shelving, ceiling light, carpet.

**CLOAKROOM**
With low-level wc, UPVC double glazed window, textured and coved ceiling with ceiling light, vinyl flooring.

**RECEPTION ROOM/BEDROOM FOUR** - 5.18m x 4.5m (17'0" x 14'9")
UPVC double glazed picture window with sliding door allowing a good degree of light and a pleasant outlook to the front, feature fireplace with stone surround and hearth with timber mantlepiece over housing an electric fire, two radiators, textured and coved ceiling with ceiling light, wall lights, carpet.

**SHOWER ROOM**
A well appointed shower room comprising of a three piece suite with a double shower cubicle with glass screen, low-level wc set within a vanity unit and a wash hand basin with mixer set within a storage unit, mirrored medicine cabinet, part tiled walls, chrome heated towel rail, textured and coved ceiling with spotlights, extractor fan, tiled floor, UPVC frosted double glazed window.

**BEDROOM ONE** - 4.04m x 3.73m (13'3" x 12'3")
A spacious double bedroom currently with good range of built-in bedroom furniture comprising of matching wardrobe cupboards and drawers, UPVC double glazed window with an outlook over the rear garden, textured and coved ceiling with spotlights, loft trap with access to roof space, radiator, carpet.

**BEDROOM TWO** - 3.73m x 2.67m (12'3" x 8'9")
A double room with built-in bedroom furniture with mirrored wardrobes and over head cupboards, UPVC double glazed window with an outlook over the garden, textured and coved ceiling, ceiling light, radiator, carpet.

**BEDROOM THREE** - 2.67m x 2.67m (8'9" x 8'9")
UPVC double glazed window with outlook over the rear garden, textured and coved ceiling with ceiling light, radiator, carpet.

**KITCHEN** - 3.73m x 2.69m (12'3" x 8'10")
A nicely fitted modern kitchen with a good range of built-in base and wall units comprising of cupboards and drawers in white, grey roll top work surfaces with tiled splash back incorporating a stainless steel sink with drainer and mixer tap, recess for a cooker with built-in extractor canopy over, recess for refrigerator/freezer, recess for dishwasher, texture and coved ceiling with spotlights, UPVC double glazed window with outlook to the front, vinyl flooring, door to utility area and an archway leads through to the large reception room within the extension.

**UTILITY AREA** - 3.35m x 1.4m (11'0" x 4'7")
Grey roll top work surfaces with tiled splash back and cupboards over, space for large refrigerator/freezer, plastered ceiling with loft trap giving access to roof space, ceiling light, carpet, double glazed door to the rear of the property.

**OPEN PLAN LIVING ROOM AND DINER/RECEPTION ONE** - 6.71m x 6.35m (22'0" x 20'10")
A generous extension providing a large open plan area ideal for entertaining. UPVC double glazed patio doors opening onto the rear patios and gardens whilst also allowing a good degree of light, UPVC double glazed window to the front, two radiators, UPVC double glazed stable door with outlook to the front, plastered ceiling, wall lights, carpet.









**OUTSIDE**

**PARKING**
The property has plenty of parking to the front on a generous brick driveway which provides parking for numerous vehicles.

**GARAGE** - 5.56m x 2.59m (18'3" x 8'6")
With remote control roller doors, work bench, wall mounted gas boiler providing domestic hot water and central heating facilities, frosted double glazed window to the rear and a courtesy door to the rear garden, power and strip lights.

**GARDENS**
The property sits on a lovely corner plot and has a delightful garden to the rear with areas of lawns and patios with mature plant and shrub borders. To the side of the property there is a further storage area, vegetable patch and greenhouse.

**COUNCIL TAX**
Band D.

**SERVICES**
Mains drainage, water, gas and electricity.

**MONEY LAUNDERING**
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

# Kimberleys Estate Agents

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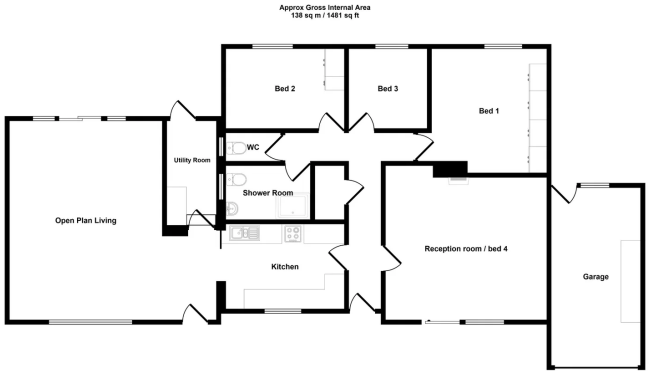


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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