Kimberley's

The adventure starts Here...



The Rowans, 129 Dracaena Avenue, Falmouth, TR11 2ER

Guide Price £495,000 Freehold

A rare opportunity to own this classic, Cornelius designed three/four bedroom detached family residence which is set in a sheltered yet prominent location on one of Falmouth's most recognisable palm lined avenues which is the gateway to our town and its surrounds.

- A substantial classic 1930's home
- Spacious bedrooms, principal en-suite
- UPVC double glazing and gas fired central heating
- Detached garage and plenty of parking
- Superb, landscaped rear garden
- Designed by renowned architect Alfred Cornelius
- Recently fitted kitchen with appliances
- Lounge and dining room, sitting room
- Well screened front terrace and garden
- Energy Performance Rating - Band D

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 2

The Rowans has pleasing double fronted elevations to the front with two matching round bays with reproduction UPVC double glazed windows and leaded light fanlights over plus a large central coloured slate faced dormer.

The house is packed with features including UPVC double glazed windows, gas fired central heating by radiators, a focal point fireplace in both reception rooms, a wealth of natural woodwork and much more besides.

The versatile accommodation includes on the ground floor, an entrance vestibule, reception hall, sitting room (could make and fourth bedroom), lounge/dining room, fitted kitchen, luxurious shower room/wc and a double bedroom. The first floor has a superb master bedroom suite with dressing area and shower room, bedroom three and a small ante room to one side. Outside, the house is approached over a wide gently sloping brick paviour driveway which provides a generous parking and turning area for a number of vehicles and leads to a detached garage and steps leading up to the front terrace and door. At the rear of the house there are superb landscaped gardens with a number ascending terraces that enjoy a sunny aspect.

THE WELL PROPORTIONED ACCOMMODATION INCLUDES UPVC DOUBLE GLAZED FRONT DOOR WITH LEADED LIGHT AND STAINED GLASS WORK LEADING TO:

ENTRANCE VESTIBULE - 1.78m x 0.97m (5'10" x 3'2")
Having quarry tiled flooring, coat hooks, stripped wood internal door with matching side panel to:

RECEPTION HALL
With double radiator, staircase to first floor, stripped wood dado rails and architrave's access to principal rooms.

SITTING ROOM (CURRENTLY USED AS A BEDROOM) - 4.67m x 3.51m (15'4" x 11'6")
A fabulous introduction to the property and having a dual aspect and enjoying a pleasant aspect through a round bay having double glazed windows and leaded light fanlights over looking across the garden and driveway, double glazed casement door to the side, a focal point pine reproduction fireplace having inset hand painted tiles and gas coal effect fire, (currently boarded due to the property being let, however can be reinstated), built-in alcove storage cupboards with stripped wood display shelving over, picture rail, TV aerial point, telephone point, two double wall lights, radiator, central ceiling light, stripped pine internal door.

LOUNGE/DINING ROOM - 4.44m x 3.76m (14'7" x 12'4") plus 3.35m (11'0") x 2.92m (9'7")
A lovely broad reception room which was formerly two separate rooms (could be re-instated with the addition of a door and stud wall). Enjoying a very pleasant outlook through a round bay window with double glazing and leaded light fanlights over, second double-glazed casement window overlooking the front, two radiators, a focal point dark wood and cast iron fireplace which has an inset gas living flame fire and slate hearth, storage cupboard with display area over, picture rails, two ceiling lights, telephone point.

KITCHEN - 3.66m x 3.35m (12'0" x 11'0")
A nicely fitted modern kitchen with a range of matching wall and base units, consisting of cupboards and drawers with gloss doors, soft close drawers. Black quartz effect worktop surface, a white enamel 1 1/2 bowl single drainer sink unit and chrome easy-on mixer tap over, four-ring gas hob and cooker hood over, AEG double oven inset to housing opposite, space for tallboy fridge/freezer, plumbing for washing machine, dual strip lights wall mounted gas central heating boiler providing domestic hot water and central heating facilities and consumer unit, dual aspect with double glazed windows overlooking the side and rear garden, six-panelled internal door from hallway, double glazed door to patio and rear gardens.

BEDROOM TWO - 3.66m x 3.51m (12'0" x 11'6")
A good-sized double room having double glazed casement windows overlooking the side patio garden, double radiator, coved cornicing, six-panelled internal door.

SHOWER ROOM - 2.72m x 2.06m (8'11" x 6'9")
Luxuriously appointed with a white suite comprising semi-quadrant shower unit, chrome mixer shower and curved screening, wash hand basin and low flush wc set in a full width beech effect vanity unit and granite effect surfacing with metro tiling over, towel rail, twin frosted double glazed windows, roller blinds, radiator and towel rail, vinyl flooring, mirrored bathroom cabinet, spotlights, extractor fan, useful under stairs storage recess, six-panelled internal door.

TURNING STAIRCASE FROM RECEPTION HALL WITH SOLID WOOD BANNISTERS, TURNED AND BEVELLED BALUSTRADES LEADING TO THE FIRST FLOOR LANDING

Double glazed stained glass window at mezzanine level overlooking the garden.

SPLIT LEVEL LANDING
Branching to the left and right hand side.

PRINCIPAL BEDROOM - 5.26m x 3.35m (17'3" x 11'0") plus 3.05m (10'0") x 0.97m (3'2")
A superb principal bedroom suite with plenty of room and double glazed window overlooking the front aspect with views to the countryside and river to the left hand side, six-panelled internal door, two walk-in wardrobe cupboards and further storage, radiator, telephone point, canopied ceiling, exposed roof timbers, door to en suite bathroom and another door to a further storage room with carpet and lighting.

EN-SUITE BATHROOM
Luxuriously appointed comprising of a three piece suite with impressive free standing bath, with shower, low flush wc and pedestal wash basin with easy on hot and cold taps. Nicely tiled walls, mirrored bathroom cabinet, radiator, non slip flooring, double glazed window enjoying a pleasant outlook over the rear garden.

BEDROOM THREE - 3.25m x 3.17m (10'8" x 10'5") into recess.
Having a double glazed window overlooking the side aspect, canopied ceiling, a range of useful built-in cupboards with pine doors, radiator, pine bookshelves, six-panelled internal door, second door to:

ANTE ROOM With pitched roof and limited headroom, radiator, sliding panelled internal door, built in desk with light.









OUTSIDE

DETACHED GARAGE - 6.35m x 3.38m (20'10" x 11'1")
Having a metal up and over door, pitched roof with eaves storage areas, light and power, UPVC window and courtesy door to the rear.

PARKING
The front of the house is approached through a gateway into a wide gently sloping brick paviour providing parking and turning facilities for a number of vehicles.

GARDENS
The front is well screened from the road by a wealth of mature trees and shrubs along the pavement boundary. From the driveway there are paved steps which bisect two raised rockeries with granite borders and red brick pillars, stocked with a wide variety of plants and shrubs. The steps lead to a broad paved patio with security light which spans the full width of the front allowing you to enjoy the best part of the morning sunshine. There is access either side of the property leading to the rear.

The first level offers a broad paved sun terrace which spans the full width of the property having a brick built barbecue, outside courtesy lighting for late evening entertaining and a walk-through timber pergola with mature climbing plants that leads to the far side. The second level has level lawns secured by flowerbeds having granite retaining walls and well stocked with a wide variety of plants and shrubs including rhododendrons, azaleas and ground cover. The top level is approached via further steps and has lawns, a selection of trees including silver birch, palm and fruit trees. There is a lych-gate style seating area where you can sit and enjoy good views across the rooftops to The Penryn River and surrounding countryside.

CELLAR
There is a doorway outside of the property that leads into a useful full width cellar which provides good storage and has an average head height of around 1.52m (5'0").

COUNCIL TAX
Band E.

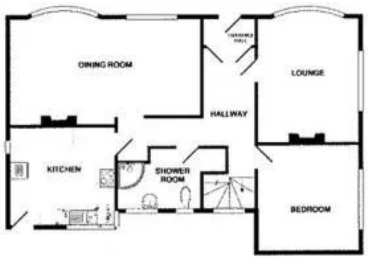
SERVICES
Mains electricity, gas, water, drainage, telephone and broadband.

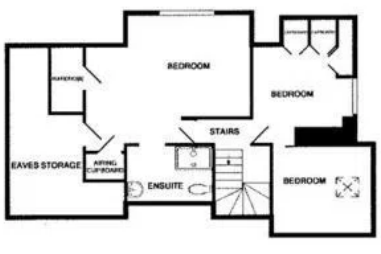
MONEY LAUNDERING
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Kimberleys Estate Agents

29/29a Killigrew Street, Falmouth, Cornwall









01326 311400

info@kimberleys.co.uk

https://www.kimberleys.co.uk/

Kimberley's

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

01326 311400

www.kimberleys.co.uk

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.