



Nancealverne Walk, Penzance TR20

Guide Price £485,000



**ANDREW
EXELBY**
ESTATE AGENTS

Nancealverne Walk, Penzance TR20

An individual architect designed Passivhaus which can be found to the periphery of Penzance town and the village of Heamoor. This lovely family home has been built to exacting standards and has been designed to be energy efficient with virtually no heat loss. All glazing is triple, or quadruple glazed whilst all appliances are A+++ rated. Furthermore, there is a good size side garden with outbuilding along with a nearby designated parking space.

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The whole home is warmed via the mechanical ventilation heat recovery system and other sources if required with accommodation in brief comprising of a light and airy open plan living room with adjacent kitchen, utility/plant room, shower room and a bedroom to the ground floor with the remaining three bedrooms, of which the principal bedroom enjoys an ensuite shower room, and family bathroom to the first floor.

This high quality and energy efficient home must be viewed to be fully appreciated so an early inspection is highly recommended.

LOCATION

The property is located to the fringe of Heamoor village which enjoys amenities to include a convenience store, public house, bakery and fish and chip shop together with nearby primary and secondary schooling. There is also a regular passing bus service which runs through the village giving transport links to the town of Penzance.





ENTRANCE HALLWAY

Storage cupboard. Recessed spotlights. Door to ground floor bedroom. Further door to...

LIVING ROOM

5.92m x 4.08m (19'5" x 13'4")

Triple glazed door and side window giving access to the garden. Further triple glazed window to rear. Recessed spotlights. Stairs rise to first floor with triple glazed window to rear. Opening to...

KITCHEN

3m x 2.71m (9'10" x 8'10")

Island unit with breakfast bar also incorporating sink and drainer with cupboards and drawers beneath along with an integral dishwasher. Worksurface area with inset electric hob with stainless steel canopy extractor over. Cupboards and drawers below with cupboards above. Further range of cupboards with integral electric oven. Space for American style fridge/freezer. Recessed spotlights. Door to...



BEDROOM

4.62m x 3.95m (15'1" x 12'11")

Two triple glazed windows to side . Further triple glazed window to front. Vaulted ceiling with quadruple glazed skylight roof window. Built in wardrobe. Recessed spotlights. Door to...

ENSUITE

Double shower cubicle with tiled surrounds and a mains fed shower. Vanity mounted wash hand basin incorporating a low level WC. Wall mounted heated towel rail. Recessed spotlights. Tiled flooring and walls.

BEDROOM

3.75m x 2.72m (12'3" x 8'11")

Triple glazed window to front. Wood effect flooring. Built in double wardrobe with mirrored doors. Recessed spotlights.



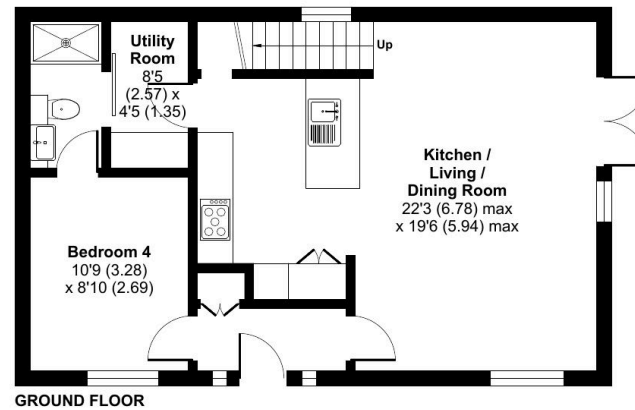
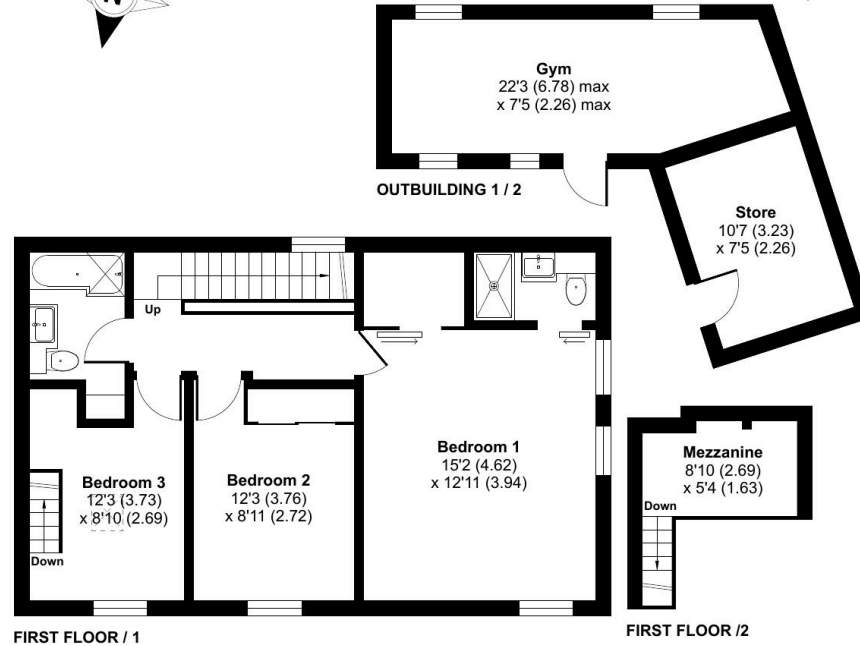
Madron Road, Penzance, TR20

Approximate Area = 1289 sq ft / 119.7 sq m

Outbuilding = 236 sq ft / 21.9 sq m

Total = 1525 sq ft / 141.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Andrew Exelby Estate Agents. REF: 1192657



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