



8 St Budock Way, Falmouth, Cornwall  
TR11 5QX



## PROPERTY DESCRIPTION

A fantastic opportunity to purchase one of these spacious double fronted family homes, this particular home being set within a prime position on the development. As you approach this stunning double fronted home you are greeted by an attractive stone finish to the front elevation. At the rear, in our opinion a very rare feature to find on a modern development the property overlooks a dedicated greenspace, it also takes in views over the surrounding areas of Falmouth.

Internally this lovely detached home provides a perfect blend of spacious contemporary modern living. The ground floor accommodation includes a lovely light and airy living room, separate dining room as well as a broad family kitchen dining room with a comprehensive range of integrated appliances. The stunning light and airy family kitchen dining space provides direct access out to the rear terrace and gardens whilst it also provides access to a utility room and separate ground floor w.c.

The first floor continues with the spacious family feel, this being evident from the spacious first floor landing and the four good sized bedrooms. Three of these bedrooms being generous double rooms with two of the bedrooms also benefitting from fitted wardrobes. The master bedroom is positioned at the rear of the house, it benefits from an en-suite shower room and enjoys views over the greenspace to the rear of the property. The first floor also provides a high quality master bathroom.

Externally the property has the unusual benefit of a very private rear garden with full width paved terrace that enjoys the afternoon and evening sunshine, this garden also overlooks the green space set to the rear of the property.

The property further benefits from double glazing and gas central heating.

The location of the property allows easy access to the surrounding greenspace via a nearby footpath. The greenspace in turn allow easy access out to Bickland Water Road and Tregoinigie woods. The property is also ideally located within walking distance of Falmouth senior school, whilst St Mary's and St Francis primary schools are also within walking distance.

A very exciting opportunity to purchase one of these larger four bedroom homes. A viewing is very highly advised.





## ROOM DESCRIPTIONS

### Entrance Hallway

A spacious entrance hallway with part turning stairs ascending to the first floor landing, double glazed door to the front, radiator, upgraded brushed stainless steel switches and sockets, panel doors leading off to the main reception rooms and also to the kitchen dining room.

### Living Room

A lovely light and airy living space that is set to the front of the property. Double glazed window to the front with custom made fitted shutters, focal point fire surround with oak effect mantle over and hearth below, radiator, tv point, upgraded brushed stainless steel switches and sockets.

### Dining Room

A very spacious dining room that is situated at the front of the property. This room due to the size of the kitchen dining room could easily be used as a fifth bedroom, playroom or home office if required. Panel door from the entrance hallway, double glazed window to the front with custom made fitted shutters, radiator, panel door to deep under stairs storage cupboard, upgraded brushed stainless steel switches and sockets.

### Kitchen Dining Room

The broad kitchen dining room is set to the rear of the property, it enjoys direct access out to the rear gardens and provides the perfect family space.

**Kitchen Area:** Comprising a comprehensive range of modern soft grey fitted units with brushed stainless steel handles, quartz effect working surfaces over and matching upstands, underlighting to the wall cabinets, fitted stainless steel oven with hob over, stainless steel surround with additional stainless steel cooker hood above, integrated fridge freezer, integrated dishwasher, inset one and a half bowl sink and drainer unit with mixer tap over, LED ceiling spotlights, double glazed window to the rear overlooking the garden and the surrounding areas, panel door through to the utility room, open access to the dining area

**Dining Area:** The dining area enjoys direct access out to the rear gardens via French doors, it provides space for a six seater dining table, central ceiling light over, radiator.

### Utility Room

Panel door from the kitchen, fitted matching soft grey floor and wall units with quartz effect working surfaces over and matching upstands, integrated washer dryer, under counter recess to side that could provide space for an additional tumble dryer, fridge or freezer if required, wall mounted gas boiler set within matching wall unit, upgraded brushed stainless steel switches and sockets, double glazed door opening to the rear garden, panel door through to the ground floor W.C.

### Landing

A very spacious first floor landing area with double glazed window to the side providing lots of natural light. Painted timber handrail and balustrade, panel doors to two individual cupboards, access to loft space, upgraded brushed stainless steel switches and sockets, panel doors leading off to the bedrooms and bathroom.

### Bedroom One

A lovely light and airy master bedroom that is set at the rear of the property, this positioning allowing it to take in views over the greenspace to the surrounding areas. Panel door from the landing, double glazed window to the rear with custom made fitted shutters, fitted mirror fronted wardrobes to one wall, radiator, upgraded brushed stainless steel switches and sockets, panel door through to the en-suite.

### En Suite

A spacious en-suite shower room set to the rear of the property. Comprising a double shower enclosure with inner tiled walling, chrome Mira mixer shower over, folding glazed screen and door to side, pedestal wash hand basin with tiled surrounds, low level w.c, double glazed window to the rear with tiled sill under, radiator, extractor fan.

### Bedroom Two

A second spacious light and airy double bedroom that is set to the front of the property. Panel door from the landing, double glazed window to the front with custom made fitted shutters, fitted mirror fronted wardrobes to one wall, radiator, upgraded brushed stainless steel switches and sockets.

### Bedroom Three

A third spacious double bedroom that is once more set to the front of the property. Panel door

from the landing, double glazed window to the front with custom made fitted shutters, radiator, upgraded brushed stainless steel switches and sockets.

### Bedroom Four

A good sized fourth bedroom that is set to the rear of the property, therefore taking in views towards the green space and the surrounding areas. Panel door from the landing, double glazed window to rear with custom made fitted shutters, radiator, upgraded brushed stainless steel switches and sockets.

### Bathroom

A lovely main bathroom that has been finished very tastefully with a modern white suite. Panel door from the landing, comprising a panel bath with tiled surrounds and Mira shower over, glazed shower screen set to the side, pedestal wash hand basin with tiled surrounds, matt grey heated towel rail, extractor fan, double glazed window to the front with tiled sill under.

### Gardens

The property benefits from a lovely rear garden that is fully enclosed, views are enjoyed out over the surrounding area from the terrace and gardens, the gardens also enjoy the morning, later afternoon and evening sunshine. The rear garden has been landscaped to provide a full width paved terrace across the rear of the property. The terrace in turn leads out to two areas of level lawn which are on slightly differing levels. The rear garden also provides pedestrian access around the side of the property.

### Parking

The property benefits from driveway parking for one car. There is also additional parking bays set to the front and side of the property for any buyer who requires additional parking.

### Garage

A good sized single garage that is set to the side of the property, up and over door to the front.

### Additional Information

Tenure - Freehold.

Services - Mains Water, Gas, Electricity And Drainage.

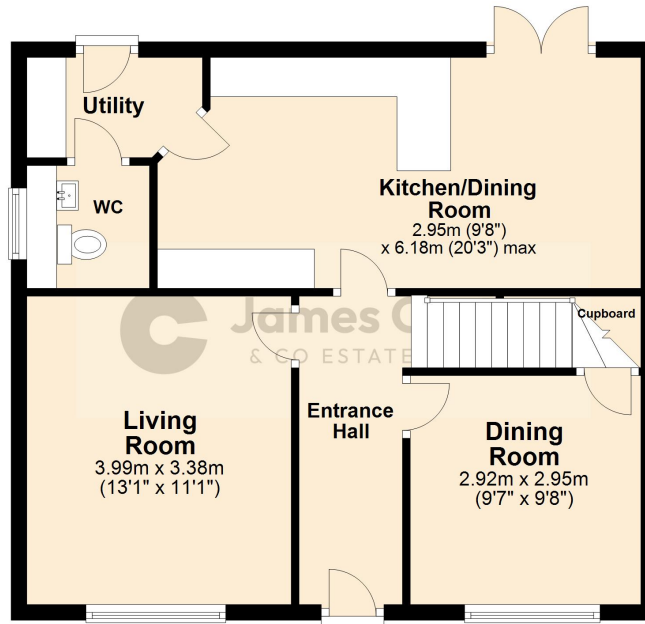
Council Tax Band E Cornwall Council.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		93
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

# FLOORPLAN

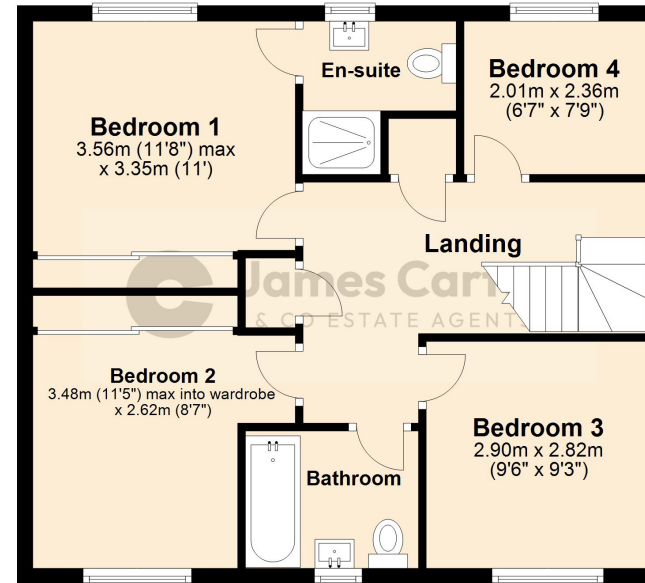
## Ground Floor

Approx. 55.0 sq. metres (591.5 sq. feet)



## First Floor

Approx. 55.7 sq. metres (599.6 sq. feet)



Total area: approx. 110.7 sq. metres (1191.1 sq. feet)

James Carter & Co Estate Agents - Falmouth Kergilliack Road, Falmouth, TR11 4JJ 01326 332850 [move@jamescarterandco.co.uk](mailto:move@jamescarterandco.co.uk)

James Carter and Co have not tested any equipment, fixture, fittings or services, so does not verify they are in working order. A buyer must confirm that any information is correct and be verified by their own solicitors, this including the tenure of the property. A purchaser must not rely on the information within these particulars. The measurements supplied and any floorplan provided are for general guidance only and not to be relied upon. A buyer is advised to re-check the measurements themselves before committing themselves to any expense related to a purchase. No presumption is to be made by a purchaser concerning the type of construction or the condition of any structure that may be implied from the photography of the property, construction and condition should be clarified via an RICS surveyor employed by a potential purchaser. The Particulars may also change in the course of time, any interested party should make a final inspection of the property prior to exchange of contracts.