





PROPERTY DESCRIPTION

We are very pleased to be able to offer this lovely four bedroom detached family home that is situated in the very sought after Longfield development. The property itself is located within a quiet cul de sac that only features a small number of detached homes. This particular cul de sac is located towards the end of Longfield, it is a very settled part of the development with a majority of the owners having lived within the cul de sac for many years. The property also benefits from views to the rear towards Swanpool and Falmouth bay.

The property provides spacious accommodation throughout. The accommodation across the ground floor comprises an extended living room that is set to the rear of the property, this living area providing direct access through to a lovely conservatory that overlooks the rear garden. The property also features a generous dining room, fitted kitchen with appliances, ground floor cloakroom and access to the integral garage. The first floor continues with the spacious feel and provides four bedrooms, three of these being double bedrooms with the main bedroom benefitting from modern fitted wardrobes. The first floor also provides a modern four piece bathroom with a separate shower enclosure.

Externally there is a full width block paved driveway and parking area that provides space for three to four cars. The property also benefits from a low maintenance enclosed rear garden.

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

Once more the property presents a rare opportunity to purchase a four bedroom detached home at this time. A viewing is very highly advised.

FEATURES

- No Onward Chain
- Detached Four Bedroom Home
- Extended To The Rear
- Conservatory
- Double Glazing & Gas Central Heating
- Sea Views To the Rear





ROOM DESCRIPTIONS

Entrance Porch

Double glazed door to the front, double glazed window to the side, doorway through to the dining room.

Dining Room

3.40m x 4.57m (11' 2" x 15' 0") A spacious light and airy reception space that is set to the front of the property. Focal point living flame style gas fire set on hearth with timber surround, double glazed window to the front, part turn stairs that ascend to the first floor landing, access to cupboard below, radiator, laminate flooring, wall mounted heating thermostat, telephone point, LED light fitting, part glazed doors through to the living room.

Living Room

3.40m x 6.20m (11' 2" x 20' 4") The living room has been extended to now provide a very spacious family sized space that is set to the rear of the property. The room features a focal point wall mounted gas fire set to one wall, double glazed doors that open through to the conservatory, solid bamboo flooring throughout, radiator, tv point, coved ceiling, door through to inner hall area.

Kitchen

The kitchen has been fitted with a range of fitted floor, wall and drawer units with roll edged working surfaces over and part tiled surrounds, freestanding Hotpoint stainless steel oven with gas hob and cooker hood above, freestanding stainless steel Sharp dishwasher, inset stainless steel sink and drainer unit with mixer over, double glazed window to the rear, further double glazed window to the side, space for fridge freezer, laminate flooring throughout, coved ceiling, door to the garage.

Side Hall

Door from the living room, double glazed window to the side, door to cupboard to one side (previously a shower room, we understand that the plumbing is still present should a buyer wish to re-instate this). The hallway also provides access to the ground floor cloakroom/w.c.

Cloakroom/W.C

Comprising a low level w.c. wash hand basin, double glazed window to the side.

Conservatory

1.96m x 3.78m (6' 5" x 12' 5") A lovely addition to the property by the current owners. Vaulted glass roof, double glazed windows to the side and rear, double glazed doors to the side that open to the garden, laminate flooring, power points.

Landing

Part turn stairs that ascend from the dining room, access to loft space, the loft space being partially boarded and having a fitted loft ladder, radiator, oak panel doors providing access to the bedrooms and also the bathroom.

Bedroom One

3.00m x 3.56m (9' 10" x 11' 8") A spacious double bedroom that is set at the front of the property. Oak panel door from the landing, double glazed window to the front, fitted triple wardrobes to one wall, these wardrobes providing fitted drawers, shelving and hanging rails, oak effect laminate flooring, coved ceiling, radiator, power sockets with USB points, TV aerial point, LED light fitting, access to over stairs storage cupboard.

Bedroom Two

2.35m x 2.97m (7' 9" x 9' 9") A spacious second double bedroom that is set to the rear of the property, this room enjoying far reaching views towards Swanpool and out to Falmouth bay. Oak panel door from the landing, double glazed window to the rear, radiator, coved ceiling, TV aerial lead, access to over stairs storage cupboard.

Bedroom Three

2.36m x 2.87m (7' 9" x 9' 5") A third double bedroom that is once more set to the rear of the property and enjoying far reaching views towards Swanpool and Falmouth bay. Oak panel door from the landing, double glazed window to the rear, radiator, TV aerial point.

Bedroom Four

2.22m x 2.90m (7' 3" x 9' 6") A good sized single fourth bedroom that is set to the front of the property. Oak panel door from the landing, double glazed window to the front, radiator, TV aerial lead.

Bathroom

A spacious main bathroom that was previously two rooms. Oak panel door from the landing, comprising a modern white suite that comprises a panel bath with under bath storage, tiled surrounds and chrome taps over, vanity wash hand basin with drawers below, low level w.c. separate shower enclosure with low maintenance panel walling and glazed surround and doors, Gainsborough mixer shower, two double glazed windows to the side, wall mounted illuminated mirror, heated chrome towel rail.

Garage

2.49m x 4.98m (8' 2" x 16' 4") Up and over door to the front, power and light, wall mounted consumer unit, fitted stainless steel sink unit, space for washing machine and tumble dryer, internal door through to the kitchen.

Block Paved Parking And Driveway

The property benefits from a block paved driveway that provides parking for three to four cars.

Gardens

The property enjoys the benefit of an enclosed and private rear garden. The garden has been laid out for ease of maintenance and features a full width paved terrace that enjoys a majority of the day sunshine. The garden is enclosed to the sides and rear by fencing, there is also a raised bed set to one side containing a variety of maturing shrubs and plants, access can be gained around the side of the property via a timber gateway to the front drive area.

Additional Information

Tenure- Freehold.

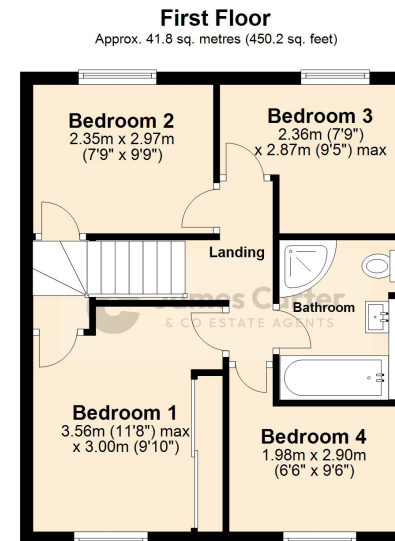
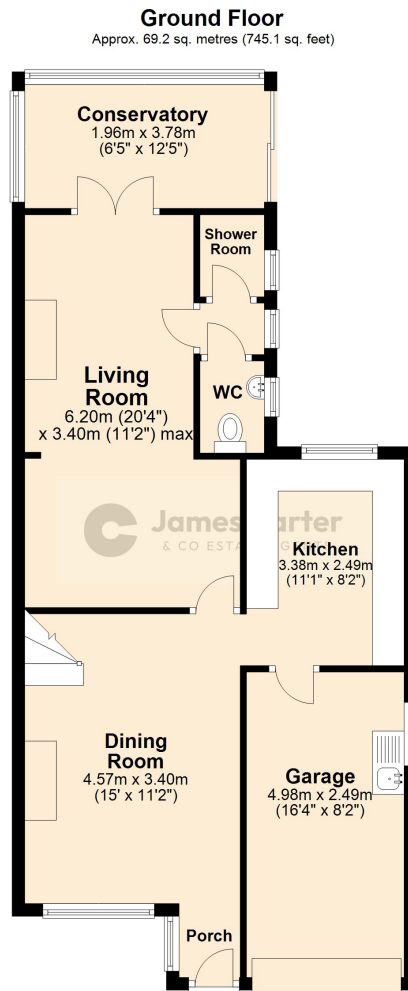
Services- Mains Electricity, Water, Drainage And Gas.

Council Tax- Band C Cornwall Council.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C	70	
(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



Total area: approx. 111.0 sq. metres (1195.3 sq. feet)

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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.

