





PROPERTY DESCRIPTION

An opportunity to purchase a spacious four bedroom family home on this popular and sought after development within the village of Mabe. The property is conveniently located for access to the village amenities and primary school, it also offers easy access to Tremough university campus, Penryn town centre and Falmouth town with its wide range of shops, bars and restaurants.

This particular property is situated to the rear of the development and within a small tucked away cul de sac location. The property has been owned from new by our client, in this time they have recently upgraded and re-designed the kitchen dining room. The property benefits from an unusually spacious entrance hallway with a cloakroom/w.c off. There is a lovely light and airy living room overlooks the front garden, whilst at the rear of the property sits the full width upgraded and improved kitchen dining room. This family sized kitchen dining space enjoys direct access out to the private rear garden as well as access to a very useful utility room. The first floor continues the spacious theme and provides four bedrooms, the master bedroom benefitting from an ensuite shower room, the first floor also features a modern fitted bathroom.

Externally the properties position within the development provides the property with an unusually private garden, this garden facing a Westerly direction and therefore enjoying the sun for a large part of the day. The garden also features a timber studio/home office, this having been insulated and also benefitting from power and light. This building would make an ideal work from home space should any buyer require a space away from the main home.

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

A fantastic opportunity to purchase one of these sought after four bedroom family homes, this particular property being in a tucked away cul de sac location and enjoying a larger than average garden. An ideal purchase for any buyer looking for a spacious family home, alternatively due to the proximity of the property to the Tremough university campus, the property may appeal also to an investment purchaser. A very rare opportunity in the current market, a viewing is very highly advised.

FEATURES

- Four Bedroom Home
- Work From Home Office/Studio In Garden
- Upgraded Modern Kitchen
- Master Bedroom En Suite
- Private South Westerly Facing Garden
- Parking For Two Cars
- Gas Central Heating
- Double Glazing





ROOM DESCRIPTIONS

Entrance Hallway

Recently upgraded modern double glazed door to the front, stairs ascending to the first floor landing with painted timber handrail and balustrade, oak effect flooring throughout, panel door to cloaks cupboard, radiator, telephone socket, panel door to ground floor cloakroom/w.c.

Cloakroom/W.C

Panel door from the entrance hallway. The cloakroom/w.c comprises a modern white suite of a pedestal wash hand basin with tiled surrounds, wall mounted mirror over, low level w.c, radiator, extractor fan.

Living Room

4.50m x 3.20m (14' 9" x 10' 6") A lovely light and airy living room set to the front of the property. Panel door from the entrance hallway, double glazed window to the front, radiator, tv point, wall mounted heating controller.

Kitchen Dining Room

5.36m x 3.61m (17' 7" x 11' 10") Panel door from the entrance hallway. The kitchen dining room has been upgraded and re-designed by the current owners, this re-design to provide not just a dining area but also a breakfast bar area with seating space below. The kitchen dining room is a spacious family area that is positioned to the rear of the property and enjoys direct access out to the rear gardens from the dining area.

The kitchen area comprises an extensive range of fitted high gloss white units with square edged working surfaces over and tiled surrounds, fitted eye level double oven, fitted stainless steel gas hob to side with stainless steel cooker hood above, inset one and a half bowl stainless steel sink and drainer unit with mixer tap above, breakfast bar area with seating space below, space for dishwasher, double glazed window to the rear, wall mounted gas boiler set within matching wall unit, open access through to the utility area.

The dining area provides direct access out to the rear garden via double glazed French doors, space for dining table, radiator, panel door that leads back through to the entrance hallway.

Utility Room

The utility room is accessed from the kitchen, fitted working surface to one wall with cupboard under, space for washing machine below, extractor fan.

Landing

A very spacious landing area with painted timber handrail and balustrade, stairs ascending from the entrance hallway, panel door to the airing cupboard with fitted shelving, access to loft space, positive input ventilation unit, further panel doors off to the bedrooms and bathroom.

Bedroom One

3.81m x 3.17m (12' 6" x 10' 5") A spacious double bedroom that is set to the rear of the property and enjoys views over the garden. Panel door from the landing, fitted wardrobes set to one wall that provide ample hanging and storage space, radiator, tv point.

En-Suite

The main bedroom benefits from a modern fitted en-suite shower room. Panel door from the bedroom, suite comprising shower enclosure with glazed door, inner tiled walling and Aqualisa shower over, pedestal wash hand basin with tiled surround, low level w.c, wall mounted mirror, extractor fan, radiator.

Bedroom Two

3.35m x 3.15m (11' 0" x 10' 4") A second generous double bedroom, this time being set to the front of the property. Panel door from the landing, double glazed window to the front, radiator.

Bedroom Three

2.21m x 2.06m (7' 3" x 6' 9") Panel door from the landing, double glazed window to the rear that overlooks the garden, radiator.

Bedroom Four

2.23m x 2.06m (7' 4" x 6' 9") Panel door from the landing, double glazed window to the front, radiator.

Bathroom

Panel door from the landing. The bathroom comprises a modern white suite of a panel bath with chrome tap and shower attachment over and tiled surrounds, pedestal wash hand basin with tiled surrounds, low level w.c, wall mounted mirror, radiator, extractor fan.

Home Office/Studio

3.65m x 2.43m (12' 0" x 8' 0") The current owners have created a work from home space located towards the rear of the back garden, this work from home space has been insulated and has power and light installed. The space is currently used as a beauty salon, however it could easily make a home office or simply a very nice garden room to just enjoy views over the rear garden..

Gardens

At the front the property has the benefit of a low maintenance area of garden that has been laid to chippings, this area of garden is enclosed by walling to the front. The property benefits from a wide side entrance pathway that is gated to the side of the property, this pathway providing access to the rear gardens.

The rear gardens are of a larger than average size for this style of home, they also enjoy a high level of privacy due to the positioning of the house upon the development. The gardens also benefit from a Westerly facing aspect and therefore enjoy a majority of the afternoon and evening sunshine. At the rear of the house there is a broad full width paved terrace, this terrace being bordered by timber sleepers, the terrace then leads out to an area of lawned garden with a pathway to one side that provides access to the home office/studio. At the side of the home office/studio there is an additional timber garden shed. The garden is also enclosed to the sides and rear by timber fencing.

Parking

The property has the benefit of two parking spaces that are set to the side of the terrace, these two spaces being set out in a block paved area and being marked with the number of the property on them.

Additional Information

Tenure- Freehold.

As is common on most modern developments there is a communal development charge, this we have been informed is approximately £290.00 per annum (TBC for 2025)

Services- Mains Gas, Electricity, Water And Drainage.

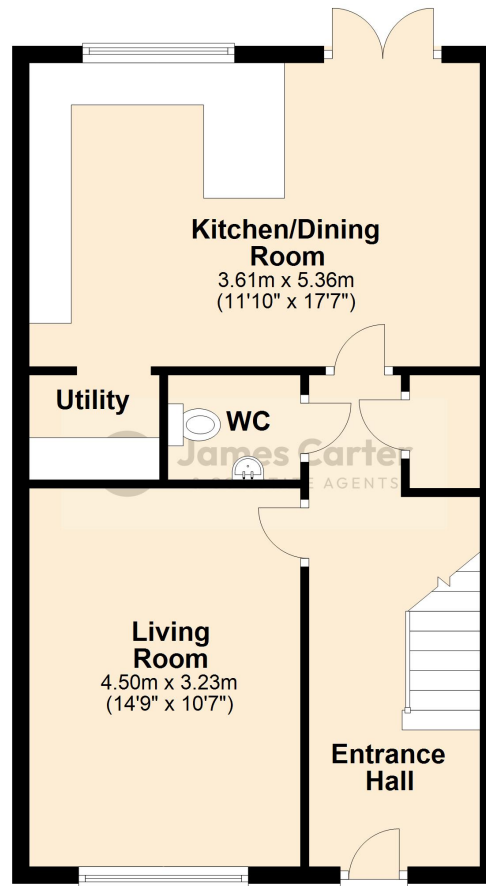
Council Tax - Band D Cornwall Council.



FLOORPLAN

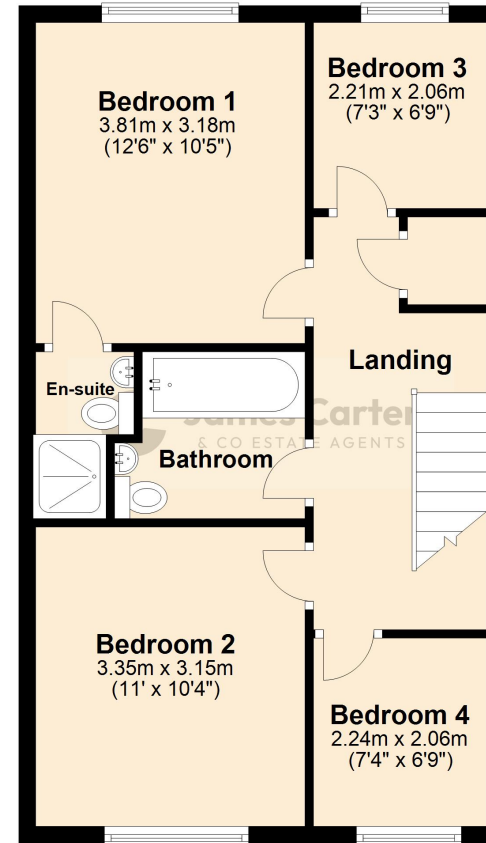
Ground Floor

Approx. 49.9 sq. metres (537.0 sq. feet)



First Floor

Approx. 50.4 sq. metres (542.6 sq. feet)



Total area: approx. 100.3 sq. metres (1079.6 sq. feet)

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