

£390,000 Freehold





## PROPERTY DESCRIPTION

We are incredibly pleased to have the opportunity to sell this truly immaculate three bedroom modern family home. The property is located on the very sought after Swanvale development in Falmouth, this modern development being situated to the rear of Swanpool beach and nature reserve. This particular property has been subject to a recent program of updating and improvement by the current owners, it now provides a very comfortable standard of modern living throughout.

Internally the property now benefits from a newly fitted premium range kitchen, new floor coverings throughout, these including oak effect flooring throughout the ground floor and new wool carpets across the first and second floors. The property also benefits from a purpose built insulated home office/studio that is located within the rear garden, this providing the perfect work from home space that is separate and away from the main home.

The main accommodation comprises a lovely spacious living room with bay window, a full width kitchen dining room with French doors that open to the garden and a ground floor W.C and utility room. The first floor continues with the spacious feel and provides two very generous double bedrooms and a four piece main bathroom with a separate shower enclosure. The master bedroom suite is located on the second floor and is once more a generous double bedroom that has been tastefully fitted with a range of quality bedroom units, it also benefits from an en-suite shower room.

Externally the property benefits from a lovely south facing landscaped rear garden, this comprising a covered seating area and terrace, there is also an upper terrace which provides access to the home office.

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

A fine example of a modern town house property, one of the nicest we have seen. A viewing is very highly advised.

## FEATURES

- Stunning Modern Townhouse
- Immaculate Presentation
- Updated And Improved Recently
- Three Double Bedrooms
- Master Bedroom En-Suite
- Purpose Built Home Office
- South Facing Private Garden
- Upgraded Kitchen





## ROOM DESCRIPTIONS

### Entrance Hallway

Double glazed door to the front, stairs ascending to the first floor, radiator, wall mounted consumer unit, telephone socket, oak panel door leading through to the living room

### Living Room

3.81m x 4.45m (12' 6" x 14' 7") A lovely light and airy main reception room that has the benefit of a walk in squared double glazed bay window set to the front, this bay window overlooking the front garden, oak effect flooring throughout, two radiators, tv socket, further oak panel door through to the kitchen dining room .

### Kitchen Dining Room

2.79m x 4.90m (9' 2" x 16' 1") The kitchen area has recently been refitted with a comprehensive range of solid wood fronted premium range units with woodblock effect working surfaces over and part tiled surrounds, fitted eye level stainless steel double oven, fitted ceramic hob with cooker hood above, integrated dishwasher, integrated 70/30 fridge freezer, inset sink and drainer unit with mixer tap over, wall mounted gas boiler set within matching wall unit, double glazed window to the rear overlooking the garden, oak effect flooring throughout, space for dining table, radiator, double glazed French doors opening to the rear garden and terrace, oak panel door through to the ground floor cloakroom and utility.

### Cloakroom/Utility Room

Oak panel door from the kitchen dining room. The cloakroom comprises a low level w.c, vanity wash hand basin with cupboard under, fitted cupboards to one side with recessed space for a washing machine, extractor fan, radiator.

### Landing

Stairs ascending from the entrance hallway, painted timber handrail and balustrade, panel doors leading off to the bedrooms, bathroom and upper floor master bedroom.

### Bedroom Two

2.82m x 3.99m (9' 3" x 13' 1") A very spacious double bedroom that is set to the rear of the house and overlooks the south facing enclosed rear garden. Panel door from the landing, double glazed window to the rear, radiator, tv and telephone points.

### Bedroom Three

2.79m x 3.28m (9' 2" x 10' 9") A further spacious double bedroom that is set to the front of the property, this room enjoying elevated views out over the surrounding area. Panel door from the landing, radiator, tv and telephone points.

### Bathroom/Shower Room

A lovely spacious four piece bathroom that is set to the rear of the property. Panel door from the landing, modern white suite comprising a panel bath with tiled surrounds, chrome tap and shower attachment over, separate shower enclosure with shower over and inner tiled walling, pedestal wash hand basin with part tiled surrounds, radiator, extractor fan, shaver socket, double glazed window to the rear with tiled sill under.

### Master Bedroom Suite

4.50m x 4.60m (14' 9" x 15' 1") A fantastic spacious master bedroom suite that is accessed via it's own door from the first floor landing. This room being particularly spacious with a range of quality fitted bedroom furniture providing ample hanging and storage space, double glazed dormer window to the front that takes in elevated views out over the surrounding area, twin Velux windows set to the rear with fitted blackout blinds, radiator, panel door leading to the en- suite shower room.

### En Suite

Panel door from the bedroom. The en-suite comprises a modern white suite of a

pedestal wash hand basin with part tiled surrounds, low level w.c, shower enclosure with inner tiled walling and shower over, Velux window to the rear, radiator, door providing access to the airing cupboard housing the hot water tank.

### Home Office/Studio

A fantastic addition to the property, Ideal for any potential buyer needing that all important work from home space, alternatively this space would make a fantastic studio or garden room. The home office/studio has full width bi-folding doors across the front elevation, this allowing you to open the entire space and enjoy the later afternoon and evening sun. The building is insulated and has power and light, therefore making it a useable all year round addition to the property.

### Gardens

The stunning rear garden is fully enclosed and enjoys a great deal of privacy whilst also enjoying a south facing aspect. The lower area of the garden comprises a full width decked covered terrace, this lower decked terrace providing a lovely inside out dining area that allows you to enjoy the garden whatever the weather. There are steps up from the decking to a lovely paved secondary terrace that has raised beds the sides, this once more providing a secondary outside dining area that enjoys most of the days sunshine. The upper terrace has granite walling to the rear with raised beds, this upper terrace also provides access to the home office/ studio.

### Parking

There is driveway parking to the front of the garage.

### Garage

2.62m x 5.31m (8' 7" x 17' 5") The garage is located to the lower side of the property and below an adjacent Coach house style property.

### Additional Information

Tenure - Freehold.

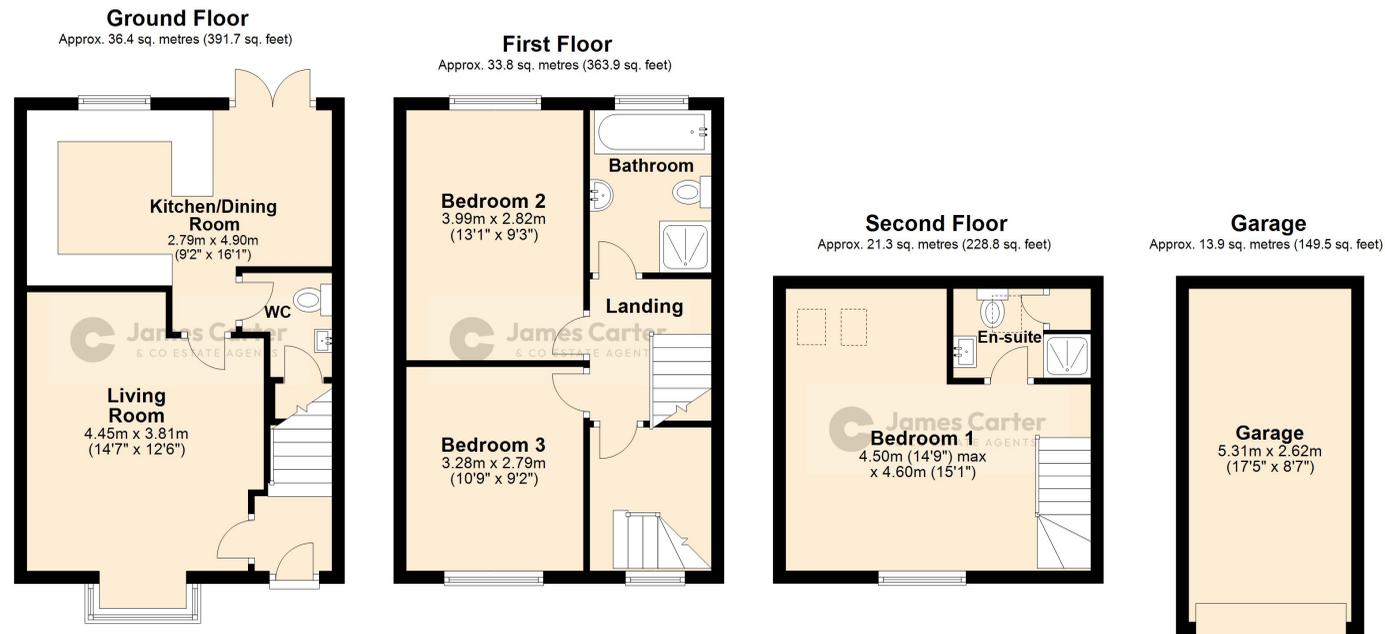
As is common on most new developments there is an estate management charge. The property owners are liable to pay approx £160 per annum (TBC) for this estate management charge.

Services - Mains Gas , Electricity, Water And Drainage.

Council tax - Band C - Cornwall Council.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

# FLOORPLAN



Total area: approx. 105.3 sq. metres (1133.9 sq. feet)

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