



## View From First Floor



## PROPERTY DESCRIPTION

We are incredibly pleased to have been chosen by the current owners to market this lovely individually constructed detached property. The property was originally constructed for a discerning local builder for his own occupation, it has remained in the same ownership since its construction. The property was constructed in the early 1990's and it is immediately apparent that it was constructed with a real eye for design and attention to detail. The property currently provides spacious family sized accommodation throughout, it also obviously has clear onward potential for further extension if required to create a truly special home. As previously stated that the property is also now being offered for sale for the very first time since it's construction.

The property is approached from the small cul de sac of Bosmeor Close via a curving driveway that affords the property a great degree of privacy. The property provides spacious family sized accommodation in a lovely private setting at the head of this popular and sought after cul de sac. As you enter the property you are initially greeted by a spacious entrance hallway, this hallway setting the tone for the rest of the property. The two principal reception rooms comprise a dual aspect living room and a separate dining room. The living room has the benefit of doors that open to the garden whilst the dining room is both spacious and light and enjoys views out over the garden. There is a fully fitted kitchen with appliances along with a fitted utility room. The ground floor also provides a ground floor w.c and integral access to the double garage.

The first floor provides four unusually spacious bedrooms, the two larger of these bedrooms both enjoy far reaching views to Falmouth bay, Pendennis Castle and St Anthony's lighthouse. The main bedroom also benefits from a spacious en-suite shower room/w.c. There are two further bedrooms, both of these rooms being double sized bedrooms whilst there is also a modern fitted four piece bathroom and shower room.

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

Externally there are gardens to three sides and a driveway that provides parking for multiple vehicles, this parking area being an ideal space for the parking of a boat, caravan or motorhome.

A truly rare opportunity at this time. A viewing is very highly advised.





## ROOM DESCRIPTIONS

### Entrance Hallway

A very spacious light and airy reception hallway. Double glazed door to the front, stairs ascending to the first floor landing with hardwood timber handrail and balustrade, open area below, radiator, cloaks cupboard housing wall mounted Worcester gas boiler and providing ample storage space, coved ceiling, telephone point, modern oak panel doors from the hallway leading to the reception rooms, kitchen, ground floor cloak room and integral garage.

### Cloakroom/W.C

Oak panel door from the entrance hallway, double glazed window to the rear, suite comprising a fitted vanity sink unit with inset sink and cupboards below, low level w.c, part tiled walling, coved ceiling.

### Living Room

3.63m x 6.07m (11' 11" x 19' 11") A lovely light and airy dual aspect living room that enjoys direct access out to the main garden via patio doors. Focal point fireplace with inset living flame style gas fire set on polished granite hearth, double glazed window to the side, double glazed sliding patio doors that lead out to the garden and patio areas, radiator, coved ceiling with inset ceiling spotlights.

### Dining Room

3.15m x 3.63m (10' 4" x 11' 11") A lovely family dining space that overlooks the main garden. Oak part glazed panel door from the hallway, double glazed window to the rear overlooking the garden, radiator, coved ceiling,, further oak panel part glazed door back through to the kitchen.

### Kitchen

2.97m x 3.33m (9' 9" x 10' 11") A well fitted oak fronted kitchen that comprises a comprehensive range of fitted floor, wall and drawer units with working surfaces over and part tiled surrounds. fitted eye level oven, fitted gas hob with cooker hood above, integrated dishwasher and integrated fridge, inset one and a half bowl sink and drainer unit with mixer tap over, double glazed window to the front aspect, part glazed oak panel door through to the utility room.

### Utility Room

1.65m x 3.15m (5' 5" x 10' 4") Part glazed oak panel door from the kitchen, fitted range of oak fronted units with granite effect working surfaces over and part tiled surrounds, space for washing machine, space for tumble dryer, fitted sink and drainer unit with mixer tap over, coved ceiling, double glazed window to the rear overlooking the garden, double glazed door opening to the garden and driveway.

### Landing

A spacious landing area with hardwood timber handrail and balustrade, built in storage cupboard over the stairwell, coved ceiling, oak panel doors leading off to the bedrooms and bathroom.

### Bedroom One

3.33m x 4.17m (10' 11" x 13' 8") A spacious double bedroom that enjoys views over the gardens and out towards Falmouth bay and Pendennis Castle. Oak panel door from the landing, radiator, range of fitted bedroom furniture, double glazed window to the rear, coved ceiling, oak panel door leading through to the en-suite shower room.

### En-Suite

Oak panel door from the bedroom. The en-suite shower room is a light and airy room that comprises a modern suite consisting of a shower enclosure with low maintenance walling and mixer shower above, pedestal wash hand basin with chrome taps over, low level w.c, fully tiled walling, coved ceiling, radiator, double glazed window to the side.

### Bedroom Two

3.30m x 4.57m (10' 10" x 15' 0") A second spacious double bedroom that enjoys views out over the garden towards Falmouth Bay, Pendennis Castle and across to St Anthony's lighthouse. Oak panel door from the landing, radiator, double glazed window to the rear, coved ceiling.

### Bedroom Three

3.02m x 3.53m (9' 11" x 11' 7") A third double bedroom that is set to the rear of the property. Oak panel door from the landing, radiator, double glazed window to the rear, fitted bedroom furniture, coved ceiling, access to loft space.

### Bedroom Four

2.77m x 3.53m (9' 1" x 11' 7") A fourth double sized bedroom that is once more set to the rear of the property. Oak panel door from the landing, radiator, fitted bedroom furniture, coved ceiling,

### Bathroom

Oak panel door rom the landing. The main bathroom comprises a four piece suite that consists of a panel bath with tiled surrounds, separate shower enclosure with glazed door and shower above, pedestal wash hand basin with tiled surrounds, low level w.c, chrome heated towel rail, extractor fan, coved ceiling, ceiling spotlights, oak effect flooring, double glazed window.

### Integral Double Garage

5.26m x 5.33m (17' 3" x 17' 6") A very spacious integral double garage that is set to the side of the property. Internal oak panel door from the entrance hallway, electric up and over door to the front, over height roof space with open access to the eaves space, power and light, two double glazed windows to the rear, wall mounted consumer unit.

### Parking

The property has the huge advantage of a curved driveway that provides parking for multiple cars. The driveway provides the possibility for the storage of a boat, caravan or motorhome if required.

### Gardens

The main area of garden sits to the far side of the property and due to this it enjoys a great deal of privacy. This 'main' garden area features a broad paved terrace that lies to the rear of the living room and dining room. This paved terrace enjoys a majority of the days sunshine whilst having views over the garden to the surrounding area towards Falmouth bay. The majority of the garden is laid to level lawn with maturing shrubs to the boundaries, to one side of this level lawned garden there is a raised bed with stone waling that has been planted with a wide majority of shrubs bushed and plants set within. Access can then be gained around either side of the property, in one direction to the driveway and the other to the rear of the property. The rear of the property is enclosed by timber fencing and is planted with shrubs within the beds, access is then gained around the property back to the driveway. At the far side of the property there is a timber garden shed that would make a very useful workshop space if required.

### Additional Information

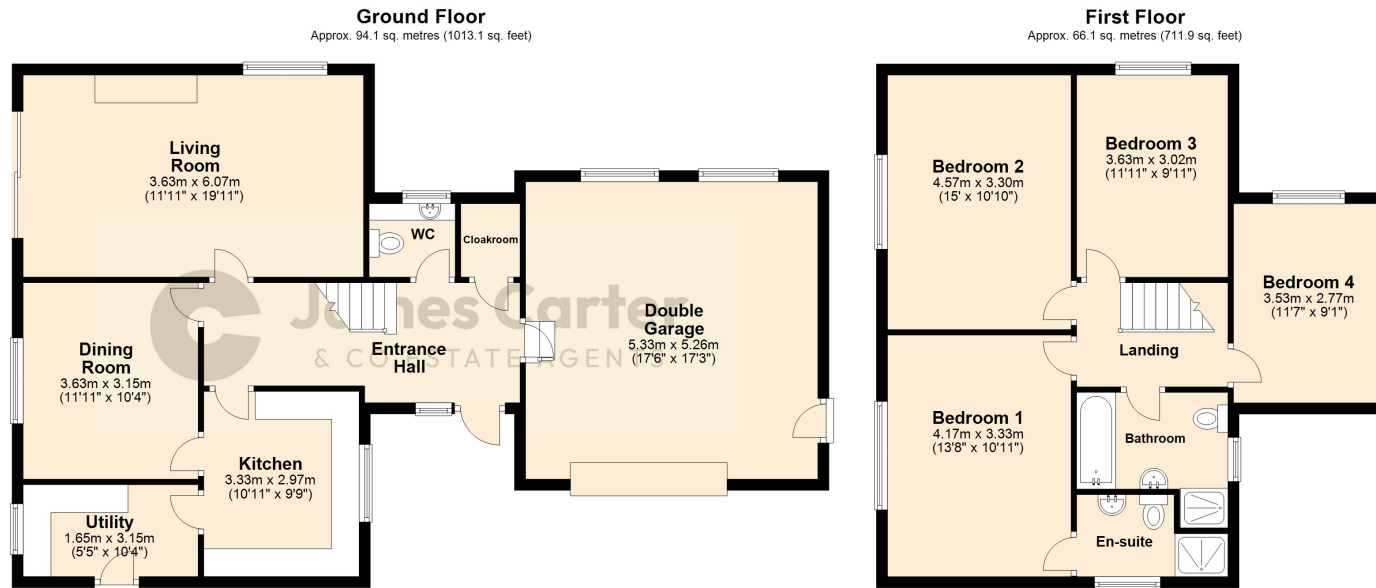
Tenure- Freehold.

Services - Mains Electricity, Gas, Water And Drainage.

Council Tax m- Band E Cornwall Council.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	83
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

# FLOORPLAN



Total area: approx. 160.3 sq. metres (1725.1 sq. feet)

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