



60 Twinbrook Park, Goldenbank,
Falmouth, Cornwall TR11 5BH



PROPERTY DESCRIPTION

A stunning detached and upgraded modern park home that is situated on undoubtedly the most sought after development of its type in Falmouth. This particular property was purchased brand new by the current owners specifically due to its private location and larger than average corner gardens. The positioning and plot has allowed the owners to create a truly special private garden with multiple seating and outside dining options, these options allowing any buyer to follow the sun around throughout the day.

Internally the property offers a very comfortable standard of modern spacious living, whilst the low maintenance design adds to the appeal. The accommodation provided includes a spacious entrance hallway, this hallway allowing access to the lovely dual aspect open plan living and dining room. The living room and dining room is flooded with natural light and features a vaulted ceiling. The kitchen features a lovely high gloss modern kitchen with a range of integrated appliances, this theme has been continued through to the utility area. The two bedrooms are both generous double rooms, the master bedroom suite provides a luxurious feel that includes a walk in wardrobe and an ensuite shower room. The property also benefits from a lovely main bathroom.

Externally the property provides a real haven of peace and tranquility. The owners have created a stunning private garden that wraps around the property. The property bounds onto fields to two sides, this affording a great deal of privacy. The garden has also been landscaped in order to enjoy and follow the day's sunshine. The property further benefits from a block paved driveway that provides parking for two cars.

The location of the property is less than half a mile from Swanpool beach and approx 500 metres from Falmouth golf course. Swanpool beach featuring a beach cafe and 'Hooked On The Rocks' restaurant. The property also provides easy access to the South West coast path, there is also a nearby bus stop and garden centre. Falmouth town centre is also within approx a mile and a half by road, therefore making this an extremely convenient location.

In our opinion this property combines not just a high quality modern standard of living, it also offers great privacy within the gardens. In our opinion one of the nicest properties of its type that we have seen. A viewing is very highly advised.

FEATURES

- High Quality Park Home
- Corner Plot Gardens
- Double Glazing & Gas Central Heating
- High Quality Fitted Kitchen
- Luxury Master Bedroom Suite
- Two Double Bedrooms
- Parking For Two Cars





ROOM DESCRIPTIONS

Entrance Hallway

Double glazed door to the front, part vaulted ceilings with inset LED spotlights, radiator, panel door to cloaks cupboard, further panel door to the airing cupboard that has fitted shelving, stainless steel sockets, wall mounted hearing controller, squared arch through to the utility area, panel doors leading to the bedrooms, bathroom and living room.

Open Plan Living Room/ Dining Room

4.95m x 5.69m (16' 3" x 18' 8") A lovely light and airy L shaped dual aspect reception space that enjoys aspects to both the front and side.

The Living Area: The living area features a vaulted ceiling with inset LED ceiling spotlights, focal point fire surround with slate style hearth under, radiator, stainless steel sockets, double glazed windows to both the front and side, panel door through to the entrance hallway, broad squared opening through to the dining area.

The Dining Area: the dining area enjoys an outlook to the side over an area of garden, part vaulted ceiling with central ceiling light, radiator, squared opening through to the kitchen.

Kitchen

2.34m x 2.78m (7' 8" x 9' 1") A high quality fitted kitchen that has been fitted with a range of grey high gloss floor and drawer units with additional wall mounted high gloss cream units with under cabinet lighting, wood block effect working surfaces over and part tiled surrounds, fitted stainless steel eye level double oven, fitted stainless steel gas hob set to side with stainless steel cooker hood above, integrated dishwasher, inset stainless steel one and a half bowl sink and drainer unit with mixer tap over, LED plinth lighting, Part vaulted ceiling with inset LED spotlights, double glazed window to the rear overlooking the gardens and onwards towards the fields, oak effect flooring, opening through to the dining area, further opening to the utility and rear hallway.

Utility Area

1.62m x 2.77m (5' 4" x 9' 1") The utility area has been fitted with a matching range of high gloss grey and cream units, these having a central wood block effect working surfaces with tall larder style cupboards to either side, these cupboards providing space for a washing machine and also housing the gas boiler. The utility area also has a double glazed door to the rear that provides access to the garden.

Bedroom One

2.82m x 3.20m (9' 3" x 10' 6") A lovely spacious master bedroom suite that provides a luxury feel to the property. Part vaulted ceiling, low level double glazed window overlooking part of the garden, radiator, tv point, access to walk in wardrobe, this wardrobe providing ample storage space and benefitting from fitted shelving, hanging rails and fitted light, further door from the bedroom providing access to the en-suite shower room.

En-Suite

A luxury feeling en-suite shower room that has been tastefully finished with a white suite. The suite comprises a double shower enclosure with glazed surround and door, inner tiled walling and Mira mixer shower over, pedestal wash hand basin with tiled surrounds, low level w.c, heated chrome towel rail, extractor fan, partial vaulted ceiling with inset LED spotlights, double glazed window to the rear.

Bedroom Two

2.77m x 3.12m (9' 1" x 10' 3") A very spacious second double bedroom that is set to the rear of the property, this room enjoying views over the garden to the fields beyond. Double glazed window to the rear, radiator, fitted wardrobes set to one wall that provide hanging and storage space, partial vaulted ceiling, tv point.

Bathroom

The bathroom suite comprises a modern white suite of a twin grip panel bath with part tiled surrounds, chrome tap and shower attachment over, pedestal wash hand basin with tiled surrounds, low level w.c, heated towel rail, partial vaulted ceiling with Inset LED spotlights, extractor fan, double glazed window to the front.

Gardens

What can we say about the plot and garden that the current owners have created. The property enjoys gardens to all sides with the main garden enjoying a fantastic level of privacy whilst also having the benefit of fields to two sides. The main garden area is laid to an area of level lawn with, this lawn having a paved terrace set to one side, this positioned to enjoy a large part of the days sunshine. The current owners have planted a variety of maturing shrubs and plants along with fruit trees, this planting has created both a settled and mature feeling garden space. The garden is enclosed by timber fencing, this further enhancing the privacy of the plot. The rear garden also has the addition of two useful garden sheds set to one side. At the rear of the property there is a further paved area that enjoys a very high degree of privacy and is the perfect area for enjoying a morning coffee. Access can be gained around either side of the property and out to the low maintenance area of garden that has been chipped and provides another seating area if required. Access can then be gained to the block paved double driveway.

Parking

The property benefits from a double width block paved driveway that provides parking for two cars in a side by side fashion. There are also two visitor spaces nearby that can be used by visiting friends and family if required.

Additional Information

There are service charges of £206.50 per month, this includes the maintenance of the park and courtesy lighting.

Services - Mains Water, Drainage And Electricity- Gas Is LPG.

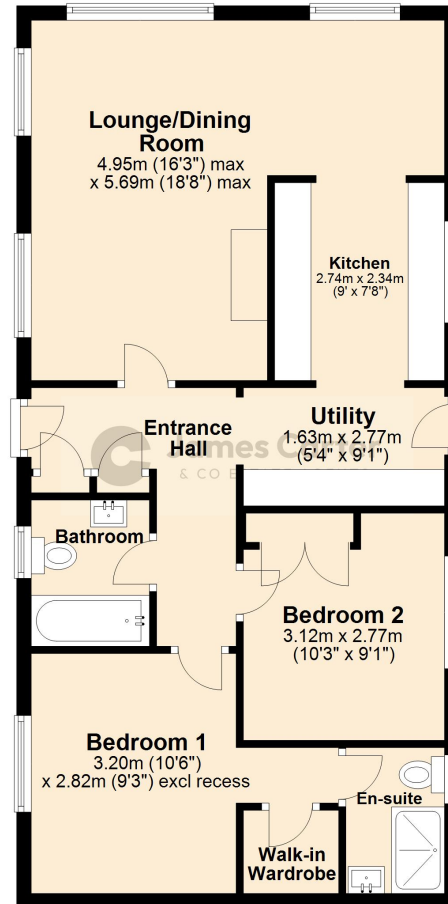
Council Tax - Band A Cornwall Council.



FLOORPLAN

Ground Floor

Approx. 67.2 sq. metres (723.3 sq. feet)



Total area: approx. 67.2 sq. metres (723.3 sq. feet)

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