



Falmouth

A well presented semi-detached house
Built by Messrs SNW Homes
Set in a favoured cul-de-sac location
Attractive red brick exterior elevations
UPVC double glazed windows and doors, gas central heating
Being sold with 'no onward chain'
Sitting room, fitted kitchen/dining room, cloakroom
Three good bedrooms, bathroom/wc
Detached garage, parking for three vehicles
Secure gardens with lawn and large patio



Guide £355,000 Freehold

ENERGY EFFICIENCY RATING – BAND C

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REF: SK6841



A well presented SNW built, three bedroom semi-detached family home, set in one of the original phases on this favoured Goldenbank development on the outer fringes of Falmouth and within easy reach of local amenities, schools, Falmouth Golf Club and the beaches at Maenporth and Swanpool.

This quality home has attractive red brick elevations complemented by UPVC double glazed windows and doors which are pleasing to the eye and contributing to this low maintenance home.

The house is in amazing condition, in essence what you see is a property that one can move into on the day of completion with no further expense and the chance to take full advantage of the many features including gas fired central heating by radiators, a modern focal point gas fire in the sitting room, a quality fitted kitchen with a range of built-in Bosch appliances and a combination of hard wearing wood finish flooring and fitted carpets too.

The well planned accommodation includes on the ground floor, a reception hall, cloakroom/wc, sitting room overlooking the front aspect, a generous fitted kitchen/dining room with patio doors leading to the garden and patio. On the first floor you will find three good bedrooms and a well appointed family bathroom/wc in white. Outside sits a detached garage and off road parking for three family sized vehicles or maybe a caravan/motor home and to the rear sits secure mature gardens having an extensive paved patio, lawns and space for a shed or greenhouse.

As our client's sole agents, we strongly recommend an immediate viewing to secure this fine property.

Why not call for your personal viewing today?

THE ACCOMMODATION COMPRISES:

UPVC DOUBLE GLAZED FRONT DOOR WITH LEADED LIGHT PRIVACY PANEL LEADING TO:

RECEPTION HALL

An impressive introduction to the property having hard wearing wood finish flooring, a concealed radiator with ornate cover, coved cornicing, under stairs storage cupboard, access to principal rooms, staircase to first floor.

CLOAKROOM

With a white suite comprising; low flush wc, radiator, towel rail, china hand wash basin with contemporary chrome mixer tap set on a white vanity unit, frosted double glazed window, continued wood finish flooring, six-panelled pine internal door.

SITTING ROOM 4.88m (16'0") x 3.35m (11'0")

Having a broad UPVC double glazed window enjoying a pleasant outlook over the front garden, coved cornicing, a focal point modern eye-level gas fire, fitted carpet, pine and glazed internal door, radiator, TV aerial point.



KITCHEN/DINING ROOM 5.28m (17'4") x 2.82m (9'3")

A lovely bright room with a double glazed window to the kitchen area overlooking the gardens, large double glazed casement doors which open onto the patio. The kitchen is well equipped with a full range of matching wall and base units in medium wood finish, brushed steel handles, granite effect roll top work surfaces and ceramic tiling over, a range of quality built-in Bosch appliances including stainless steel gas hob and stainless steel cooker hood over, electric double oven and microwave and dishwasher, 1 1/2 bowl single drainer stainless steel sink unit with chrome swan neck mixer tap, ceramic tiled flooring, over table spotlights, radiator, pine and glazed door to and from hall.





BEDROOM TWO 3.10m (10'2") x 3.00m (9'10") plus door recess and measured to wardrobe front.

Having a range of built-in wardrobe cupboards, double glazed window overlooking the rear garden, radiator, fitted carpet, six-panelled internal door.

BEDROOM THREE 3.07m (10'1") x 2.16m (7'1") including stairwell.

With double glazed window overlooking the side aspect, radiator, coved cornicing, central ceiling light, fitted carpet, six panelled internal door.



STAIRCASE FROM RECEPTION HALL TO:

FIRST FLOOR LANDING

With access to insulated loft space which has lighting and a drop down loft ladder and gas central heating boiler in situ, double glazed flank window, linen cupboard with small radiator.

BEDROOM ONE 3.96m (13'0") x 3.05m (10'0")

Having a double glazed window and lovely views from the front aspect across to Falmouth Golf Course in the distance, coved cornicing, six-panelled internal door, fitted carpets, central ceiling light, radiator.

BATHROOM 2.16m (7'1") x 1.65m (5'5")

Well appointed with a white suite comprising; handled and panelled bath, contemporary chrome mixer tap, shower attachment and fully tiled surround, pedestal wash basin with chrome hot and cold taps, low flush wc, fully tiled walls, chrome ladder style heated towel rail, frosted double glazed window, ceramic tiled flooring, ceramic tiled accessory shelf over, six-panelled internal door.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



