



10 Venton Road, Falmouth

Guide Price £570,000



Heather & Lay
The local property experts

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THE LOCATION Venton Road lies on the outskirts of Falmouth along a no through road and adjoining a nature reserve with stream running by. A bus service along the road runs to and from Falmouth town and seafront and within a few minutes' walk, through a 'nip' is the excellent early 'til late Co-op at Boslowick.

- Outstanding detached chalet bungalow
- Delightful edge of town location
- 4/5 bedrooms
- Superb double reception room & a conservatory
- 2021 installed kitchen with appliances
- Bath/ shower rooms up & downstairs
- Gloriously established South facing rear garden beside woodland
- Garage, carport & drive parking

THE PROPERTY This exceptional detached 2 storey home began life as a bungalow, before 2 clever schemes of expansion transformed its size and appeal, resulting in the superb 4/5 bedroom dwelling we have today. All is light bright and lovely with a comfortable well equipped and spacious interior and lovely balance of generous living space. The double reception room is partially divided to allow great sitting and dining areas, leading into a conservatory and via French doors, out onto a large terrace and the garden. Views to the rear overlook the garden to woodland and are delightful, where all is peaceful, established and private. Beyond the obvious garden area, its a joy to lead through to a 50' 'hidden' garden. All in all, a gem of a home, of a kind so hard to find. Unhesitatingly recommended!





ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

Panel effect UPVC door with double glazed oval window into....

HALL Coir mat into the solid bamboo engineered laid floor throughout the hall and living room areas. Radiator. Semi-circular wall lights. White panelled doors to all rooms and the two storage/coat cupboards.

LOUNGE/DINING ROOM A fantastic room over 23' (7.01m) in length overall, open plan and with a partial division defining 'sitting' and dining areas. The room has a lovely outlook facing South over the garden and towards the wooded Nature Reserve, with wide French doors to the terrace and sliding UPVC patio doors into the conservatory.

LOUNGE AREA 14' 0" x 12' 10" (4.27m x 3.91m) With engineered real bamboo flooring. Wide UPVC double glazed French doors and side panes accessing the paved terrace and overlooking the garden and Nature Reserve. Two radiators. Arched alcoves. Sliding UPVC double glazed patio doors to conservatory.

DINING AREA 15' 0" x 11' 10" (4.57m x 3.61m) Lovely view through the lounge to the terrace, garden and woodland. Radiator. 'HWAM' Scandinavian wood burning stove. Semi-circular wall lights. Turning stairs to first floor.

CONSERVATORY 12' 8" x 6' 0" (3.86m x 1.83m) Block base wall with UPVC double glazed windows and a door into the garden. Pitched polycarbonate roof.

KITCHEN 11' 6" x 8' 6" (3.51m x 2.59m) Stylish 2021 installed and of a contemporary design with gloss flush fronted range of base and eye level cupboards and drawers, worktops and inset twin stainless steel sink and drainer with mixer tap. Integrated appliances include a touch control induction hob, extraction above, double oven and grill, dishwasher and fridge freezer. Ceiling spotlights. UPVC double glazed door to side.







BEDROOM ONE 11' 10" x 9' 10" (3.61m x 3.00m) Second measurement to front of sliding mirror fronted wardrobe and cupboard space. UPVC double glazed picture window to front. Radiator. Vertical blinds.

BEDROOM TWO 11' 8" x 8' 8" (3.56m x 2.64m) UPVC double glazed window to front. Radiator. Vertical blinds.

BEDROOM FIVE/STUDY 9' 3" (2.82m) x 8' 9" (2.67m) reducing to 6' (1.83m) plus entrance area. Under stair cupboard and recess. Continuation of engineered bamboo flooring.

SHOWER ROOM 8' 0" x 6' 0" (2.44m x 1.83m) 2020 fitted, wall tiled room with 'RAK' ceramic dual flush WC, hand basin with moulded worktop and mixer tap. Corner shower cubicle with rain and flexible spray. Obscure UPVC double glazed window to side. Heated towel radiator. Ceiling spotlights.

FIRST FLOOR Turning staircase with rail to.....

LANDING Access to two eaves storage cupboards. Access to double glazed roof window.

BEDROOM THREE 12' 0" x 9' 4" (3.66m x 2.84m) To face of built in wardrobe and cupboard space. UPVC double glazed window to side. Radiator.

SHOWER ROOM/WC 6' 7" x 5' 6" (2.01m x 1.68m) White three-piece suite comprising pedestal hand basin, dual flush WC and walk-in boiler fed shower cubicle. Velux double glazed roof window.

BEDROOM FOUR 9' 10" x 9' 10" (3.00m x 3.00m) To face of built-in wardrobe and cupboard space. UPVC double glazed window to rear and garden/wooded outlook. Radiator.



GARAGE 18' 0" x 8' 0" (5.49m x 2.44m) Up and over metal door. UPVC double glazed window and UPVC double glazed door to side. Power and light. 'Worcester' combination boiler fuelling radiator central heating and hot water supply.

UTILITY ROOM 8' 2" x 6' 0" (2.49m x 1.83m) Located to the rear of the garage. Window to the garden. Stainless steel sink and drainer, base cupboard and worktop. Space an plumbing for washing machine and tumble dryer. Wall cupboards.

OUTSIDE

FRONT From timber gates off Venton Road onto a generous brick paved parking and turning area for several cars with brick edged borders containing mature shrubs and small trees including acers and pittosporum. Side pathway and covered entrance. |Door to Number 10. Timber door to side passage.

CARPORT - About 19' x 12' (5.79m x 3.66m), leading to the garage.

REAR A fantastic 'park like' space, facing approximately South Southwest, overlooking the mature trees of the Nature Reserve. From the reception room, French doors onto a paved terrace about 14' x 9' (4.27m x 2.74m) with stainless steel and glass screen and balustrade. Steps down to a large and lovely, beautifully enclosed, lawned garden with mature borders of palm, camellia, prunus, azalea and fruit trees including plum and pear. Outside tap and lights. Pathway wending through an archway to the lower garden over 50' (15.24m) deep, paved and enclosed with a magnificent magnolia tree and

ALUMINIUM GREENHOUSE 8' x 6' (2.44m x 1.83m) again with wonderful wooded backdrop.

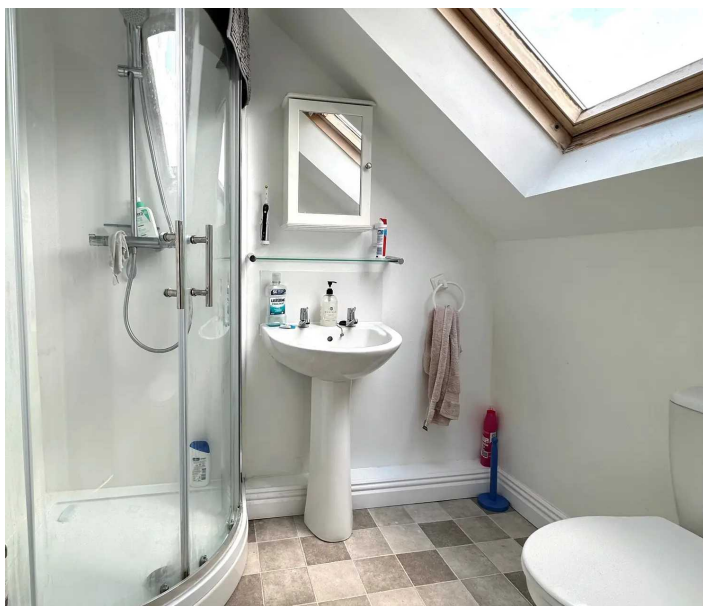
Beneath the terrace is a useful area for garden storage.

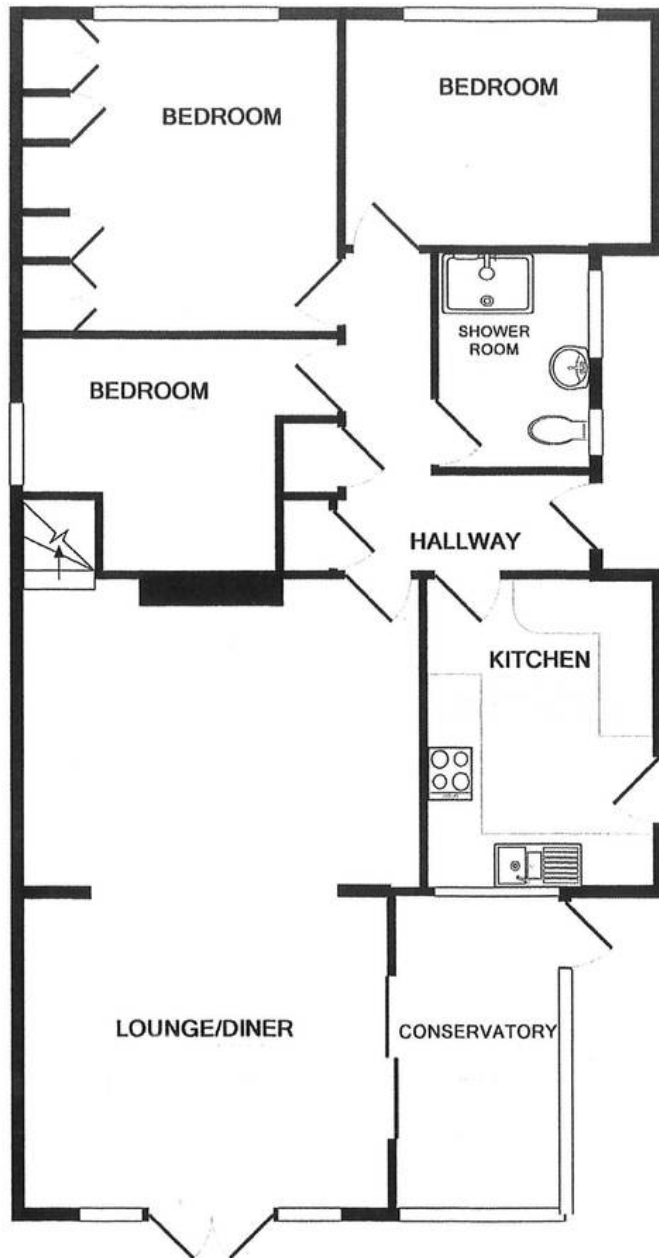
Council Tax band: E

Tenure: Freehold

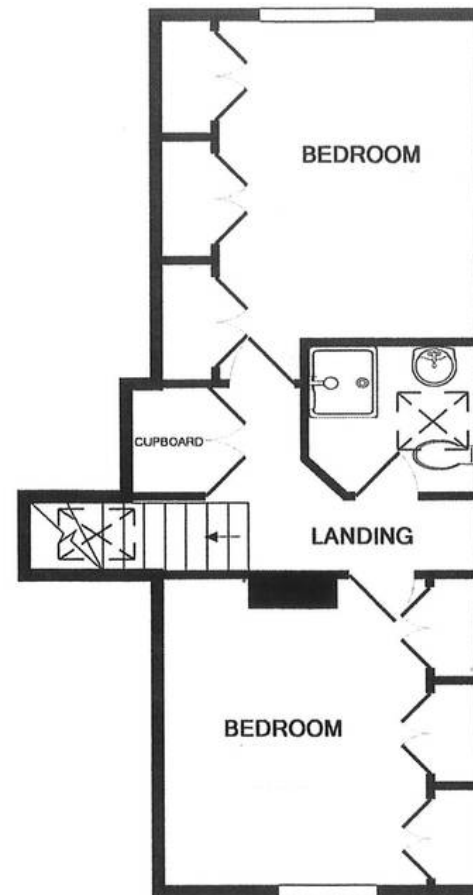
EPC - D

SERVICES: Mains electricity, gas, water & drainage





GROUND FLOOR
APPROX. FLOOR
AREA 965 SQ.FT.
(89.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 401 SQ.FT.
(37.3 SQ.M.)
10 VENTON ROAD FALMOUTH CORNWALL TR11 4JX
TOTAL APPROX. FLOOR AREA 1366 SQ.FT. (126.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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