



3 Chi Lowen Drive, Falmouth

Guide Price **£695,000** Freehold



Heather & Lay
The local property experts

- Impressive detached family house built in 2020
- Exclusive Close on Falmouth's outskirts
- 4 Double bedrooms, master with en suite shower & dressing room
- Fantastic 20' x 13' family kitchen/dining room
- 18' x 13' lounge with adjacent study/playroom
- Tiled family bathroom, en suite shower room & separate cloakroom/WC
- Level, enclosed South facing rear garden
- Parking space

THE PROPERTY

This impressive detached family house was built in 2020, having been commissioned and built for the current owners by their respected family building company. The design is inspired, providing spacious living that combines real practicality with luxury. Accommodation presents four double bedrooms and family bathroom upstairs. The master bedroom is a treat with an en suite shower and dressing room. Downstairs is a wonderfully sociable and comprehensively fitted and equipped kitchen and dining room, interconnecting with the lounge via sliding pocket doors, likewise leading into a flexible downstairs bedroom 5/playroom or study. Great to have a bath and shower room upstairs and a cloakroom WC downstairs together with a utility/boot room. All is beautifully presented and stylishly fitted with a lightness within and features such as Karndene flooring throughout the ground floor and Dekton worktop surfaces in the kitchen. The flow from inside to outside works beautifully with wide double doors from the lounge and kitchen/dining room on to a huge wrap around, partially covered stone terrace and the lawned garden. This area is sun facing, level and enclosed so perfect for children and pets and a great place to relax and enjoy with minimal maintenance. To the front is parking space for 2/3 cars and an electric charging point.





THE LOCATION - The four exclusive houses at Chi Lowen Drive occupy the former site of a detached house here, which was set in a large garden. The 'new' Close lies within Mongleath, beside the wooded grounds of the Penmere Manor Hotel in a great spot where two primary schools, shops and the garage and shop at Boslowick together with the early 'til late Co-op are all within a quarter mile radius. A little further is Penmere railway station with links to Penryn and Truro, direct to Paddington London. At the foot of adjacent Mongleath Road, a lovely leisurely 15 -20 minute wooded streamside walkway leads along to Swanpool Nature Reserve and beach, accessing the Southwest Coastal path and the most gloriously uplifting scenery. Falmouth is a thriving and vibrant town with an eclectic mixture of independent and national shops, many galleries showcasing local art and crafts and an excellent and varied selection of places to eat and drink. Events Square and the National Maritime Museum regularly host activities and events throughout the year including Falmouth Classics, Falmouth Week and the Oyster and Sea Shanty festivals. Falmouth seafront faces south over the Bay with sandy beaches and access to the Southwest coastal path leading back to Swanpool near to the house. No wonder then, that Falmouth is consistently voted in the top five favorite places to live in the UK.

ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE) Quality white UPVC panel effect and double glazed door with obscure side panes into.....

ENTRANCE

Perfect space for coats and shoes. White panelled door and obscure side pane into.....

HALLWAY

12' 8" x 5' 10" (3.86m x 1.78m)

A generous, welcoming space with Carndene quality vinyl tile flooring. Turning stairs to first floor. Radiator. Security alarm. Central heating thermostatic control. Wide glazed and panelled doors to lounge, panel doors to kitchen/dining room and....

CLOAKROOM/WC

Obscure UPVC double glazed window. Continuation of Carndene flooring. Dual flush WC and porcelain sink with cupboard beneath. Tile splashback. Vertical towel radiator. Ceiling spotlights. Door to under stair cupboard. Ventilation.

LOUNGE

18' 8" x 13' 3" (5.69m x 4.04m)

Spacious bright room with large UPVC double glazed window into the rear garden and wide French UPVC double glazed doors with side panes opening out onto the side terrace. Corner chimney as provision for a wood burning stove (not installed). Karndene flooring. TV and telephone points. Radiator. Ceiling spotlights. Two sets of stainless steel framed sliding pocket doors into the kitchen/dining room and....

LITTLE SITTING ROOM/PLAYROOM

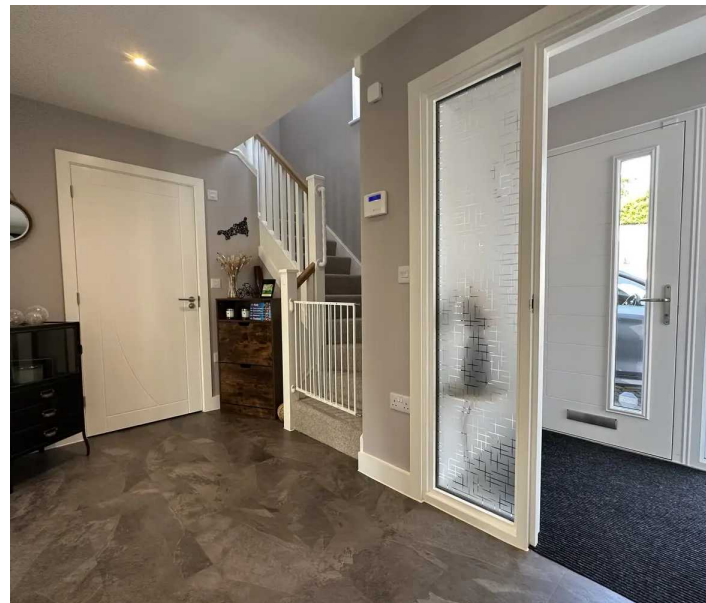
12' 0" x 7' 0" (3.66m x 2.13m)

A flexile space with UPVC double glazed window to front. Karndene floor. Radiator. TV point.

KITCHEN/DINING ROOM

19' 10" x 13' 2" (6.05m x 4.01m)

A super spacious family room, comprehensively equipped with an extensive range of base and eye level soft closure panel, wood effect cupboards and drawers with cabinets, larder, spice cupboard, pan drawers and a corner carousel. A central island incorporates a breakfast bar, refuse and recycling drawer and an integrated second freezer as well as providing extensive Dekton worktop space and a division between cooking and dining areas. Plenty of Dekton worktops with inset composite one and a half bowl sink and rivened drainer with mixer tap and waste disposal unit. Built-in dishwasher, wine rack and cooler. Larder fridge/freezer. Built-in five element touch control induction hob with extractor hood. Chest height double oven and grill and a microwave oven. Spotlit and pendant lighting. Wall mounted TV bracket. Continuation of Karndene flooring. Large UPVC double glazed window and wide UPVC double glazed French doors out on to the terrace and rear garden. Radiator. Door to.....









UTILITY ROOM

9' 10" x 6' 10" (3.00m x 2.08m)

Such a useful space - Obscure double glazed and panel effect door to front. Continuation of Karndene flooring. Range of kitchen matching base cupboards incorporating a washing machine and tumble dryer. Radiator. Vent Axia. Ceiling spotlights. Cupboard housing 'Potterton' gas fired boiler fuelling radiator central heating and hot water supply.

FIRST FLOOR

Carpeted turning staircase to first floor, passing landing windows flooding light up and downstairs.

LANDING

A spacious light and bright area, spotlit and with radiator and central heating thermostatic control. White panel doors to the four bedrooms and.....



FAMILY BATHROOM

6' 10" x 5' 6" (2.08m x 1.68m) plus wide recess. Quality, fully floor and wall tiled room in white with 'Phoenix' jacuzzi bath and boiler fed rain and flexible spray shower above. Dual flush WC and porcelain hand basin with cupboard beneath. Shaver point. Ceiling spotlights. Heated towel radiator.

MASTER BEDROOM ONE

18' 3" x 11' 5" (5.56m x 3.48m)
UPVC double glazed window to side and to front with wooded outlook and slight view towards the sea. Velux ceiling skylight. White panel doors to dressing room and.....

EN SUITE SHOWER ROOM

Quality wall and floor tiled room with dual flush WC, hand basin with cupboard beneath. Walk-in oversized cubicle with rain and flexible spray. Velux ceiling skylight. Shaver point. Heated towel radiator. Ceiling spotlights.

DRESSING ROOM

6' 8" x 5' 2" (2.03m x 1.57m)
Velux double glazed roof window. An invaluable space with shelving and hanging rails. Power and light.

BEDROOM TWO

14' 2" x 9' (4.32m x 2.74m) plus doorway recess. UPVC double glazed window with garden and wooded outlook. TV and power points. Radiator.

BEDROOM THREE

11' 10" x 11' 3" (3.61m x 3.43m)
UPVC double glazed window to front. Radiator.

BEDROOM FOUR

9' 6" x 8' 10" (2.90m x 2.69m)
UPVC double glazed window to front. Radiator.







OUTSIDE

Entrance leading off Mongleath Road, into Chi Lowen Drive, all beautifully presented with brick paved driveway leading to the four homes here. Number 3 tucked nicely into the corner with parking space in front for 3-4 cars. Electric vehicle charging point. Gates each side leading around to the rear garden. Covered main entrance and doorway to utility room entrance.

REAR GARDEN - A lovely level space, arranged for maximum enjoyment with minimal maintenance, enclosed by block wall and quality timber panel fencing with a large, partially covered stone paved terrace onto the lawn. The terrace provides a super area on which to relax and entertain and is feely accessed via the kitchen/dining room and lounge, via double opening doors. Spotlights and external power points. Eucalyptus and bamboo.

BUILT-IN GARDEN STORE TIMBER SHED 12' x 8' (3.66m x 2.44m) with power and light.

PRIVATE DRAINAGE SYSTEM - Shared by the four houses at Chi Lowen Drive

AGENTS NOTES 1. Weed spraying of the communal road/hardstanding - £TBC/year 2. Annual service and maintenance of the pump station - £TBC/year 3. Electric for the pump station/year - £TBC/year 4. TOTAL = £TBC/year (£TBC/property/year or £TBC/property/month) Its written into the conveyancing that all the communal costs are shared between the 4 dwellings, when they become due – therefore the above is just an indication of the typical yearly costs (excluding any replacement costs for the pump station). These costs are not collected monthly or yearly as such.

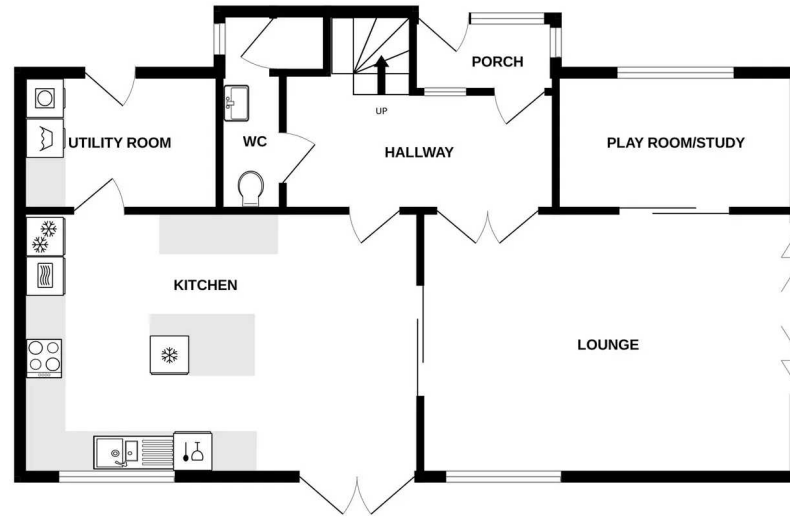
Council Tax band: E

Tenure: Freehold

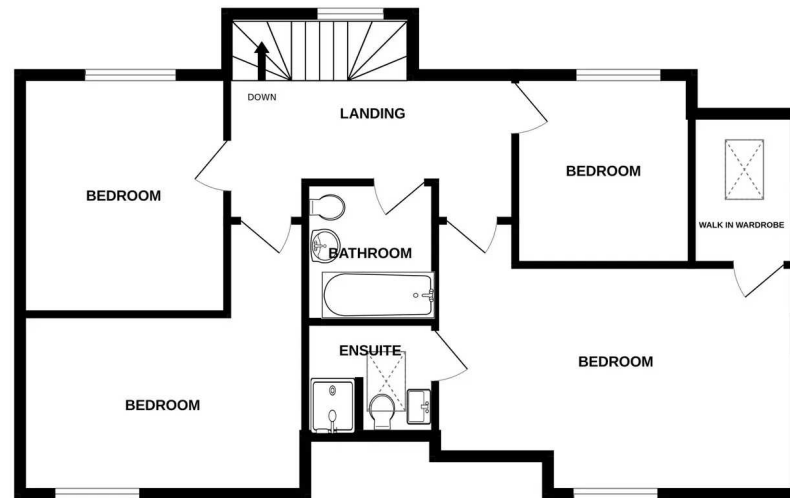
EPC Energy Efficiency Rating: B

Services: Mains electricity, gas & water

GROUND FLOOR
825 sq.ft. (76.6 sq.m.) approx.

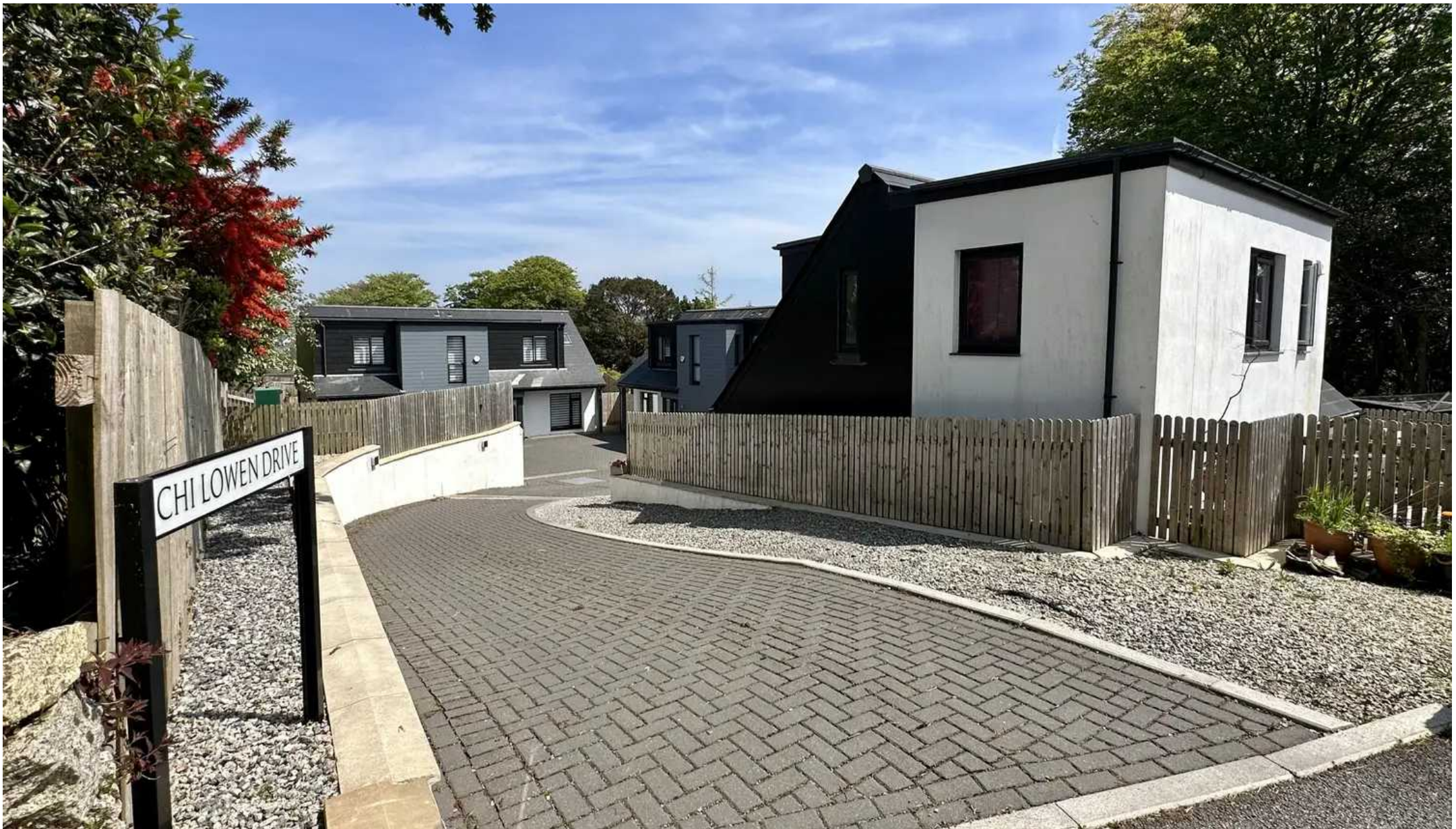


1ST FLOOR
792 sq.ft. (73.6 sq.m.) approx.



TOTAL FLOOR AREA : 1617 sq.ft. (150.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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