



4 Highfield Road, Falmouth

Guide Price £520,000



Heather & Lay
The local property experts

4 Highfield Road

Falmouth

- Fine 1930's bay window semi-detached house
- Extended 4-bedroom accommodation
- Popular edge of town Close
- Separate sitting & dining rooms
- Extended, refitted kitchen
- Sun porch/conservatory & attic room
- Generous plot: lovely enclosed rear garden
- 2 Garages & driveway parking space
- Recent clear Class A Mundic block test
- No onward chain

THE PROPERTY

Number 4 Highfield Road has been in the same family ownership for over 50 years, having been extended and adapted to create a comfortable and spacious home in what is a lovely spot. Accommodation is well proportioned with four bedrooms, the main with en suite shower room. There are generous, separate sitting and dining rooms plus a rear sun porch/conservatory accessed from the kitchen and dining room. The kitchen was refitted in 2013 with several integrated appliances replaced recently. Great to have a cloakroom/WC downstairs in addition to the family bath/shower room upstairs. Number 4 lies in a generous plot with gated entrance and front garden, the drive leading to a garage with remote electric opening. This garage has a rear roller door through to an inner driveway and second detached garage beyond. the rear garden measure a healthy 60' x 35' (18.29m x 10.67m), is level and a lovely enclosed space to enjoy. What an opportunity - a characterful and spacious family home, set in a generous plot within close proximity to Falmouth town, harbour & seafront.





THE LOCATION

Highfield Road is a desirable residential road and close of substantial, mostly 1930s built houses, a leisurely 10 minute walk from Falmouth town and harbourside. A nearby bus stop provides a regular services and access to town, Falmouth seafront and amenities. Within about 150m of Number 4 is a 24 hour fuel station and convenience shop. Falmouth Town has an excellent and diverse selection of restaurants and an eclectic mixture of individual shops and quality galleries showcasing local talent. The nearby train station at Penmere provides a convenient link to the mainline at Truro for Exeter and London, Paddington. Falmouth is a wonderful place to live and is renowned for its maritime facilities which offer some of the best boating and sailing opportunities in the country. Hardly surprising that the town is consistently ranked as one of the top five places to live in the UK.

ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) Steps with rail up to twin UPVC double glazed doors into...

ENTRANCE PORCH

Ceramic tile floor. UPVC double glazed with opening windows and obscure UPVC double glazed and panel effect front door into ...

HALLWAY

A generous area with 8' x 6' (2.44m x 1.83m) ceiling height. Staircase to first floor. Doors to sitting room, dining room and sliding door to kitchen. Electric night storage heater. Telephone point. Electric meter and tripping switches. Hardwood shelf. Under stair cupboard and...

CLOAKROOM/WC

Corner hand basin, WC. Ceramic wall tiling. Recess. Extractor.





SITTING ROOM

15' 0" x 14' 3" (4.57m x 4.34m)

First measurement into wide bowed UPVC double glazed window to front overlooking the garden. Tile surround open fireplace with inset coal effect electric fire.

DINING ROOM

13' 9" x 13' 9" (4.19m x 4.19m)

With sliding double glazed patio doors into the rear garden and to the...

CONSERVATORY/SUN ROOM

7' 0" x 6' 4" (2.13m x 1.93m)

UPVC double glazed, overlooking the garden and with sliding UPVC double glazed door into the garden. High monopitch double glazed roof and sliding patio door into...

KITCHEN

16' 0" x 7' 3" (4.88m x 2.21m)

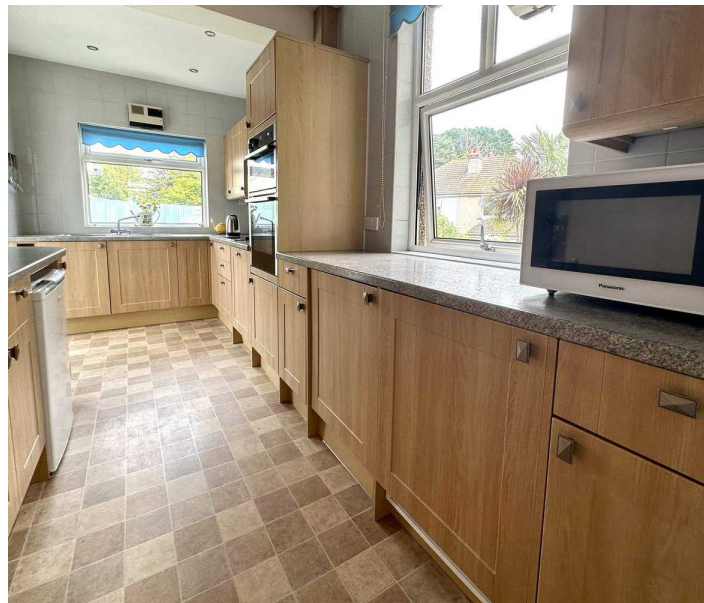
2013 Fitted 'light oak' fronted range of base and eye level cupboards and drawers with roll top work surfaces and inset one and a half bowl stainless steel sink and drainer with mixer tap. 2023 installed NEFF stainless steel chest height double oven and grill and a 2024 integrated freezer. Space for fridge. Four element halogen hob. Extractor. Bosch integrated dishwasher. Washing machine and tumble dryer. UPVC double glazed window to side and overlooking the rear garden. Spotlit ceiling. Ceramic wall tiling. Dimplex wall mounted heater. TV and power points.

FIRST FLOOR

Fine turned Newell post and rail, painted spindles to...

LANDING

Branching up two steps and left to main landing and turning right, passing a shelved lit recess into...





BEDROOM ONE

12' 7" x 10' 0" (3.84m x 3.05m)

UPVC double glazed window to front. Wardrobe with chest of drawers and dressing table. Electric night storage heater. Door to...

EN SUITE

Three piece suite comprising wc, pedestal hand basin and walk-in oversized shower cubicle. Obscure UPVC double glazed window to rear. Ceramic wall tiling. Wall mounted electric heater. Shaver point/light. Extractor.

FULL LANDING

A good size with doors to three bedrooms and...

BATH/SHOWER ROOM

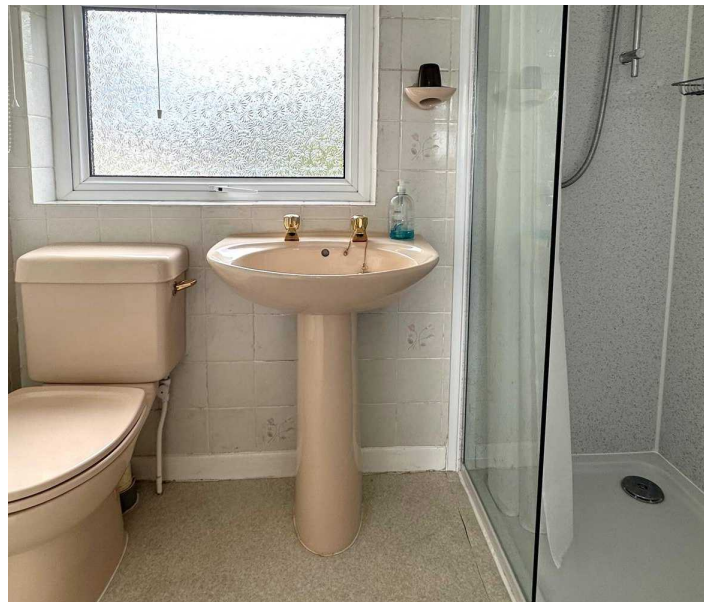
8' 10" x 7' 4" (2.69m x 2.24m)

Four piece suite comprising panel bath, hand basin with vanity unit, WC and corner tiled shower cubicle. UPVC double glazed window to rear. Ceramic wall tiling. Heated towel radiator. Wall mounted heater. Louvre door to shelved airing cupboard.

BEDROOM TWO

14' 8" x 11' 6" (4.47m x 3.51m)

First measurement into wide UPVC double glazed front facing window. Second measurement to front of extensive built-in wardrobe and cupboard space with dressing table and chest of drawers.





BEDROOM THREE

13' 10" x 10' 10" (4.22m x 3.30m)

UPVC double glazed window to rear. Extensive built-in wardrobe and cupboard space incorporating a hand basin, shelf and mirror. Door and steps leading up to the attic room.

BEDROOM FOUR

8' 0" x 7' 4" (2.44m x 2.24m)

UPVC double glazed window to front.

ATTIC ROOM

11' 8" x 11' 6" (3.56m x 3.51m) and 6' 7" (2.01m) head height. Plastered and carpeted. Velux roof window. Power and light. Recessed doors to extensive boarded eave storage space.





OUTSIDE

FRONT

Posts and double gates onto a wide driveway to park two cars leading to the garage. Enclosed area by timber fencing and lonicera hedge. Lawn. Corner granite semi-circular shrub bed. Outside light.

FRONT GARAGE 16' 5" x 10' (5m x 3.05m) Block built, high ceiling, electric remote control front door. Power and light with roller door through and into...

INNER DRIVEWAY About 22' (6.71m) long before reaching the...

REAR

2ND DETACHED GARAGE 16' 4" x 9' 5" (4.98m x 2.87m) Up and over metal door. Block built with pitched slate roof. UPVC double glazed window to garden. Work bench. Power and light. A super enclosed and relatively private area about 60' x 35' (18.29m x 10.67m), laid to lawn with shrub and plant borders, rhubarb patch and semi-circular paved terrace. Gate to driveway. Tap. Hatch to cellar storage area.

Council Tax band: D

Tenure: Freehold

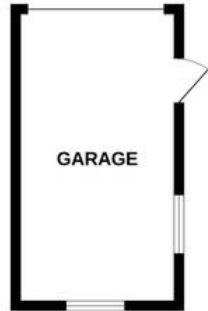
EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: G

SERVICES: Mains electricity, water & drainage



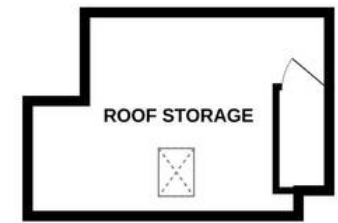
GROUND FLOOR
1016 sq.ft. (94.4 sq.m.) approx.



1ST FLOOR
731 sq.ft. (67.9 sq.m.) approx.



2ND FLOOR
179 sq.ft. (16.6 sq.m.) approx.



TOTAL FLOOR AREA : 1926 sq.ft. (178.9 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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Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • sales@heather-lay.co.uk • www.heather-lay.co.uk/

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