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Putting your home on the map

Nelsons Reach
Falmouth, Cornwall

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Falmouth Golf Club 1 mile | Swanpool Beach 2 miles | Event Square, Falmouth 3 miles | Truro 12 miles | Exeter A30 100 miles (Distances are approximate)

This beautifully presented four bedroom semi-detached house enjoys an open outlook to the front and is positioned in a no through traffic location

Four bedrooms (principal en-suite) | Living room | Kitchen/diner | Guest shower room | Bathroom | Cloakroom | Gardens and car port for two vehicles

Offers Over £425,000
Freehold



Property Introduction

The property is arranged over three floors and tastefully decorated with immaculate presentation. On the ground floor is a kitchen/diner with a bio-ethanol log burner (available by separate negotiation), a ground floor cloakroom and an understairs cupboard.

On the middle floor is a lounge leading out to an enclosed exotic garden with patio, bedroom two and a shower room. Then to the upper floor the principal bedroom is en-suite and there are two further bedrooms and a bathroom.

There is a carport to the rear for two cars that can be accessed from the garden.

Location

The property is set on a no-through road on this family friendly development. There are two cut-throughs to the nearby convenience stores and to Swanpool Nature Reserve and beach.

From Swanpool you can take the coastal path to Gyllyngvase and on towards Pendennis Point or in the other direction you can walk to Maenporth Beach.

Falmouth Golf Club is also close by. Falmouth is renowned for its regattas and annual events and offers a vast array of bars, restaurants and pubs to suit all tastes.

The town also offers a good selection of individual and high street chain store retailers. The development is within easy reach of a selection of well-regarded junior schools which include Marlborough, St Mary's and St Francis as well as Falmouth secondary schools. Various paths and walkways lead off the development.

ACCOMMODATION COMPRISES

Private pathway leading along Nelsons Reach for use by the residents with railings along one side and overlooking some green space. Garden bench by the front door for enjoying the morning sun. Double glazed door leading into:

HALLWAY

Radiator and laminate flooring. Stairs leading to first floor. Door into Kitchen/dining room. Door to:

CLOAKROOM

Obscure double glazed window. Radiator. Low level WC, wall hung sink with tiled splashback and mirror above.

KITCHEN/DINING ROOM 18' 4" x 10' 8" (5.58m x 3.25m) maximum measurements

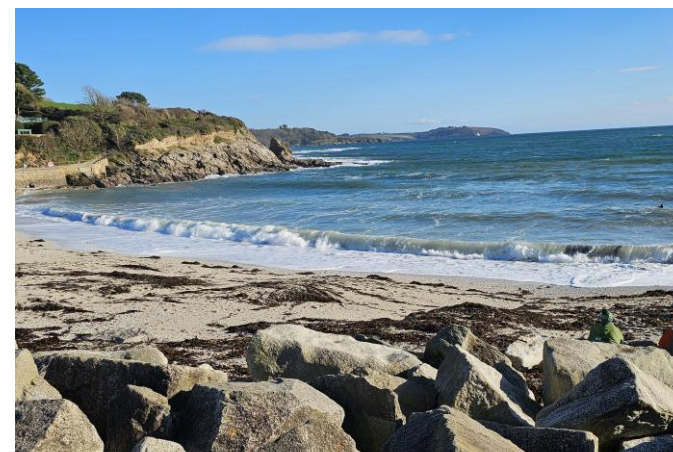
A lovely spacious room. Porcelain floor tiles. Double glazed window overlooking green space. Range of white high gloss units with worktop over, matching upstands including one and a half bowl sink unit and drainer. Integrated fridge freezer, integrated dishwasher, integrated washer/dryer, integrated double oven incorporating a grill and gas hob over, extractor hood above. Cupboard housing the boiler. Space for dining table. Radiator. Bioethanol log burner available by separate negotiation.

FIRST FLOOR LANDING

Airing cupboard housing water tank and shelving. Door leading to:

LIVING ROOM 17' 6" x 15' 5" (5.33m x 4.70m) maximum measurements, L-shaped

A lovely light room. Laminate flooring. Double glazed window and double doors leading out to a south west facing sunny garden. Aerial sockets, radiator.



GUEST SHOWER ROOM

Obscure double glazed window. Heated towel rail, half tiled walls. Low level WC, wall hung sink with tiled splashback and large mirror above. Large walk-in shower cubicle with mains shower.

BEDROOM TWO 12' 6" x 10' 7" (3.81m x 3.22m) maximum measurements

Double glazed window looking out to green space. Radiator. Please be advised that this is currently being used as an office.

SECOND FLOOR LANDING

Semi-boarded loft hatch and radiator. Doors off to:-



BEDROOM ONE 12' 9" x 9' 7" (3.88m x 2.92m)

Double glazed window. Radiator. Door to:-

EN-SUITE SHOWER ROOM

Obscure double glazed window Low level WC, wall-hung sink unit with mirrored cabinet above, walk-in shower cubicle, heated towel rail, half tiled walls and tiled flooring.

BEDROOM THREE 11' 1" x 8' 2" (3.38m x 2.49m) maximum measurements

Double glazed window with green outlook. Fitted wardrobes with sliding mirror doors and radiator.

BEDROOM FOUR 8' 9" x 7' 2" (2.66m x 2.18m) maximum measurements

Double glazed window and radiator.

FAMILY BATHROOM

Low level WC, bath with shower attachment, wall-hung sink unit with mirrored cabinet above, storage cupboard and extractor fan. Tiled flooring and half tiled walls.

OUTSIDE

To the rear of the property is a pergola with Clematis and Jasmine plants, various seating spaces and a range of established plants and trees such as New Zealand Flacks, lilies, dogwood tree, jelly palms (a.k.a. pindo palms). The rear garden is enclosed and south west facing and is accessed by a pedestrian gate which leads to the car port which features an up-and-over door and has parking for two car spaces. Steps lead to green space and pathway leads to the nature reserve.

SERVICES

Mains water, drainage, electric and gas.

AGENT'S NOTE

The Council Tax Band for this property is Band 'D'. Please be advised the estate management charge is currently £165.00. However, the vendors have informed us that this will be increasing to £190.00.

DIRECTIONS

Proceeding into Goldenbank, follow the road. At the mini-roundabout on Bickland Water Road, heading towards Swanpool, turn left into Treveglos road. Follow the road along turning left into Penhale Road then left into King Charles Street. Follow the road down and around to the bottom and turn left into Nelsons Reach. Park as Number 21 is pedestrian access only. If using What3words; risky.slim.adults

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



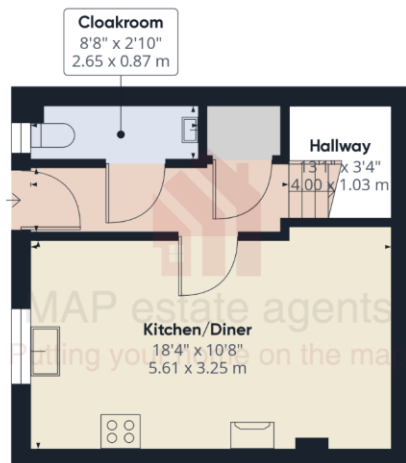
MAP's

Top reasons to view this home

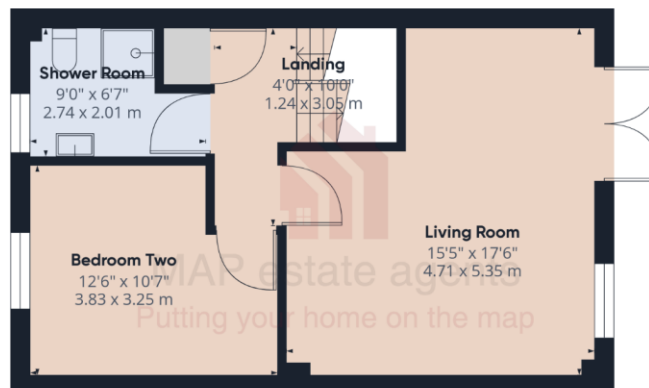
- Beautifully presented semi-detached home
- Accommodation arranged over three floors
- Four bedrooms with principal en-suite
- Bathroom, shower room and en-suite
- Kitchen/diner with a Bio Ethanol log burner
- Lounge opening to garden with patio
- Car port parking at the rear for two cars
- Enjoying an open outlook to the front
- Positioned at the end of a popular residential area
- Footpaths off estate to Swanpool nature reserve and beach

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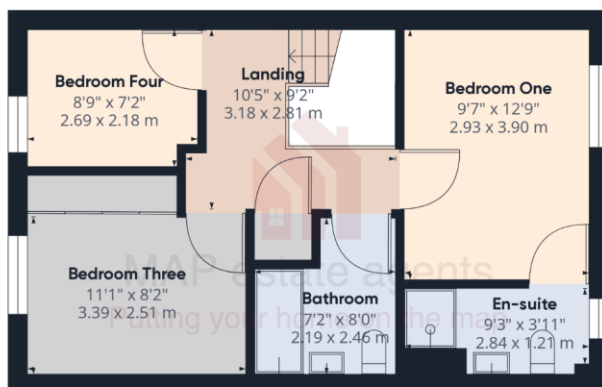
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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1214.81 ft²
112.86 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

Gateway Business Park, Barncoose, Cornwall TR15 3RQ

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