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**Poolfield Way,  
Falmouth**

**£465,000  
Freehold**





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Falmouth**

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## **Property Introduction**

An immaculate four bedroom detached house, just four years old and offered for sale with the remainder of a NHBC certificate. Situated close to amenities, schools and surrounded by lovely walks this delightful home is on the cusp of the village of Budock Water and is a 'must view' being just one of a kind - the 'Eskdale' design on this small development, built by Taylor Wimpey.

Comprising of a spacious entrance hallway, lounge with doors leading to an enclosed good size rear garden, there is a kitchen/diner with a separate utility plus a ground floor cloakroom. To the first floor there are three double bedrooms and one single bedroom with the principal bedroom being en-suite and a family bathroom - all as tastefully decorated as the downstairs. The delightful enclosed rear garden is of a generous size and has been lovingly designed with a good size lawn, a large deck and a barbecue area with a pagoda. To the front is a single garage, which can be used for parking and with driveway for a further vehicle. Further parking is available in close proximity to the property with the benefit of additional visitor parking.

## **Location**

A development built by Taylor Wimpey within close proximity to two Primary Schools - St Francis and St Mary's, making this a popular area to live. There are lovely countryside walks close by favoured by many dog walkers, Swanpool Beach and Nature Reserve would be your nearest beach which is just over one and a half miles distant with Falmouth Golf Club close by for golf enthusiasts.

The town is just over one and a half miles distant and it is a pleasant walk through the various shortcuts and pathways to the wide range of shops, cafes, restaurants and Public Houses that Falmouth has to offer. There is a multi-screen cinema at one end of the town and the National Maritime Museum at the other end.

## **ACCOMMODATION COMPRISES**

Composite entrance door opening to:-

### **ENTRANCE HALLWAY**

Spacious entrance hallway, electrical cupboard, large under stairs cupboard. Door leading to:-

### **CLOAKROOM/WC**

Corner pedestal wash hand basin with tiled splashback and low level WC. Towel hook, vinyl flooring and radiator.

**KITCHEN/DINER 19' 7" x 11' 8" (5.96m x 3.55m) maximum measurements**

A dual aspect room, tastefully decorated throughout with a double glazed window at each end creating a light environment. Range of floor and wall mounted cupboards within the kitchen end with worktop over and matching up stands incorporating one and a half bowl sink and drainer. Integrated gas hob, tiled splash back, extractor above and eye level double oven. Integrated fridge freezer and integrated dishwasher. As previously mentioned, double glazed window above the sink and drainer overlooking the garden. Door leading to:-

#### **UTILITY 6' 8" x 4' 7" (2.03m x 1.40m)**

Further double glazed door leading to garden. Boiler cupboards with sink and drainer below and further cupboards below. Radiator. Space for integrated washer drier.

#### **LOUNGE 19' 8" x 11' 3" (5.99m x 3.43m)**

Generously sized there is a double glazed window and two radiators, slate free standing hearth with a feature electric fire (available by separate negotiation). French doors leading to garden.

#### **FIRST FLOOR LANDING**

Loft hatch.

#### **PRINCIPAL BEDROOM ONE 11' 7" x 9' 2" (3.53m x 2.79m)**

Double glazed window, fitted mirrored wardrobes along one wall, radiator. Overlooking the rear. Door leading to:-

#### **EN-SUITE SHOWER ROOM**

Double glazed obscured window, vinyl flooring, sink and pedestal with tiled splash back, low level WC, radiator. Shower cubicle housing mains water shower and extractor fan.

#### **BEDROOM TWO 12' 0" x 9' 9" (3.65m x 2.97m)**

Double glazed window and radiator, looking out to garden and country lane to the rear of the garden.

#### **BEDROOM THREE 9' 9" x 9' 7" (2.97m x 2.92m) maximum measurements**

Double glazed window, radiator, overlooking front.

#### **BEDROOM FOUR 10' 1" x 8' 3" (3.07m x 2.51m)**

Double glazed window to front elevation and radiator.

#### **BATHROOM**

Bath with tiled surround, pedestal wash hand basin with tiled splashback and low level WC. Obscured glass double glazed window and radiator. Vinyl flooring,

#### **OUTSIDE FRONT**

A paved path leads to the front door with gravelled borders and privacy hedging, a path leads to a pedestrian side gate. Outside lighting and a storm porch covers the composite entrance door.

#### **GARAGE 19' 10" x 10' 7" (6.04m x 3.22m)**

Up and over door, lighting and electric connected.

#### **REAR GARDEN**

The garden is spacious and enclosed with fencing to all sides with an area laid to lawn and backs onto a lovely Cornish country lane. To the one side of the garden is a barbecue space with pagoda trellising and resin flooring, there is also a pedestrian gate to the side with a gravel area and a large deck with seating space and outside tap.

#### **OUTSIDE FRONT**

The property has a half slate hung exterior, to the left hand side there is a single garage with up and over door with driveway parking to the front for one car.

#### **SERVICES**

Mains water, mains drainage, mains electric and mains gas.

#### **AGENT'S NOTE**

Please be advised the Council Tax for the property is band 'E'. As with many modern developments there is an annual charge for the upkeep of the estate of £213 per annum to cover lighting, maintenance and upkeep of the communal areas, administration and public liability insurance.



| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         | 94   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 detached house
- Just four years old-remainder of NHBC Certificate
- SMALL development close to Falmouth amenities
- Four bedrooms
- Principal en-suite, family bathroom and ground floor cloakroom
- Spacious lounge with doors out to lovely garden
- Kitchen/diner with separate utility
- Generous enclosed garden with lawn, decked area and BBQ space
- Garage
- Driveway parking for one car, and space for another car in the garage



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