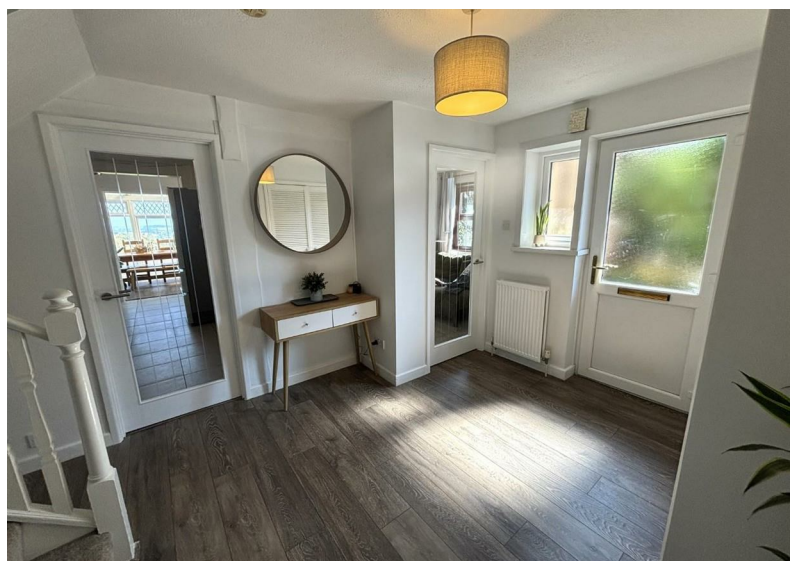




**Mariposa , Mabe Burnthouse, TR10 9JS**  
**£400,000**



# Mariposa , Mabe Burnthouse, TR10 9JS

\*\*\* DETACHED 3 BEDROOM HOUSE \*\*\*

Situated in an elevated plot with lovely countryside views, this well presented, modern 3 bedroom detached house is ideal for any buyer looking for a comfortable and spacious place to call home.

The property, called Mariposa (the Spanish word for butterfly) is ideally located in the well regarded village of Mabe Burnthouse. Mabe is a great village to enjoy a friendly Cornish lifestyle, with a great pub and ideally located between the vibrant port town of Falmouth and the cobbled streets of Truro. The closest beach is just a 10 minutes drive away.

The accommodation briefly comprises:

### Entrance Hall

Light, airy and generously sized, with modern laminate flooring.

### Living Room

Lovely open space, a perfect quiet area to relax and unwind in front of the wood burner, which is framed by an attractive brick feature fireplace. The living room has been recently carpeted for comfort.

### Open Plan Kitchen And Dining Area

Ideal for entertaining and family life. The modern kitchen has a range of wall units and floor units, a gas hob and electric cooker, breakfast bar. This area has tiled flooring, making it so easy to keep it clean and tidy.

### Conservatory

Fantastic additional living space offering soothing countryside views, laminate flooring with doors leading out to a wonderfully private paved courtyard garden

### WC

With a toilet and basin

### Garage

Good sized single garage offering great storage options, utility area at the back with electric and water and the potential (subject to planning) to convert into further living space if required.

### Stairs And Landing

Stairs leading to carpeted landing with access to the bedrooms and bathrooms

### Master Bedroom

This delightfully bright and airy room has a fitted wardrobe

and a sloping ceiling to one side, laminate flooring and a spacious en-suite bathroom.

### Bedroom 2

Dual aspect with fitted wardrobes, this is a really good sized second bedroom, with laminate flooring.

### Bedroom 3

Single bedroom with a fitted wardrobe, ideal for spare room, child's room or office., with neutral carpet.

### Family Shower Room

With an enclosed shower, toilet, sink and heated towel rail.

### Gardens

There are two distinct garden areas at Mariposa, linked by a path:

Lawned garden- the garden has a decked area with space for all fresco dining and sunbathing, lawned area which is ideal for pets and children, and finally the area at the bottom of the garden which is ideal for a shady snooze in the hammock on a hot summers day.

Courtyard garden - accessed via steps leading down from the conservatory and framed by mature shrubs and trees, this brick paved garden provided the perfect backdrop for entertaining or relaxing.

### Extra Info

Parking: Ample parking at the rear of the property on a brick paved drive.

The property also benefits from modern double glazing, a new gas boiler with Hive, new internal doors and the majority of the flooring has been recently replaced.

### Directions

Directions: Located just off Antron Hill, go up Antron Hill, passing Cunningham Park on your right, then take the second turn off on your left, turn left again immediately and Mariposa is the final house on your left hand side.

