





PROPERTY DESCRIPTION

A lovely low maintenance three bedroom end of terrace modern home that is situated within a highly sought after location on the edge of this popular development. This lovely home benefits from being set within a traffic free location which ensures both a high level of peace and privacy. The property also bounds a large area of dedicated green space to one side, this once more adding to the desirability of this particular location. From the front of the property enjoys far reaching views towards Falmouth Bay, around to Pendennis Castle and St Mawes Castle, in our opinion these are undoubtedly the best views that we have seen from any property on the development.

The property internally provides contemporary modern living that is presented to a very high standard throughout. The house having been specified originally with upgraded finishes within both the kitchen and bathroom. Internally there is a lovely light and airy entrance hallway, this generous hallway provides access to the cloakroom/w.c as well as the living room. The living room is of a generous proportion and enjoys an outlook over the surrounding area to the front. At the rear of the property there is a full width kitchen dining room that has the benefit of upgraded finishes and a comprehensive range of integrated appliances, this lovely family space features French doors that open out to the private South West facing gardens.

The first floor continues the feel of the ground floor and once more is presented to an immaculate standard. The landing is flooded with natural light, this being gained via a window that overlooks the greenspace to the side. The first floor provides three bedrooms, the master bedroom being a spacious double room that benefits from an ensuite shower room. The master bedroom also enjoys the best of the far reaching views to Falmouth Bay, whilst the two further bedrooms enjoy views over the rear garden.

Externally the property sits on a larger than average plot that wraps around the rear and side of the home. The rear garden having been landscaped to provide a lovely Indian sandstone terrace, the terrace providing an ideal outside dining space that enjoys a large part of the days sunshine. There are further areas of lawned garden that are fully enclosed by timber fencing, this affording all parts of the garden a great degree of privacy.

The property further benefits from double glazing and gas central heating, whilst it also still has the benefit of the remainder of the 10 year NHBC warranty, this being approximately five years remaining.

An exceptional example of one of these very sought after three bedroom 'Hanbury' style homes that is located in a unique position on the development. A viewing is very highly recommended.





ROOM DESCRIPTIONS

Entrance Hallway

Double glazed panel door to the front, double glazed window set to the side that floods the hallway with natural light, this window enjoying views to the greenspace that lies to the side of the property with further views to Falmouth Bay in the distance, stairs ascending to the first floor landing, oak effect flooring, radiator, recessed LED ceiling spotlights, panel doors that provide access to the living room and ground floor cloakroom/w.c.

Cloakroom/W.C

Panel door from the entrance hallway. The cloakroom comprises a modern white suite of a pedestal wash hand basin with tiled surround, low level w.c, attractive panel wall set to one side, double glazed window set to the front, radiator, oak effect flooring, recessed LED ceiling spotlights, extractor fan.

Living Room

4.35m x 3.66m (14' 3" x 12' 0") A lovely main reception space that is set to the front of the property, this room enjoying far reaching views towards Falmouth Bay. Panel door from the entrance hallway, double glazed window set to the front with radiator below, oak effect flooring throughout, panel door that opens to a useful under stairs storage cupboard, radiator, tv point, panel door that opens to the family sized kitchen dining room.

Kitchen Dining Room

4.62m x 2.70m (15' 2" x 8' 10") A lovely full width kitchen dining room that enjoys with afternoon and evening sunshine. This family space sits across the rear of the property and opens directly onto the South West facing terrace and gardens.

The kitchen benefits from upgraded finishes that include a range of modern units with attractive quartz working surfaces over with matching upstands and inset drainer, recessed stainless steel one and a half bowl sink and drainer unit with mixer tap over, fitted stainless steel oven with induction hob over and stainless steel cooker hood above, integrated appliances that include a fridge freezer, dishwasher and washing machine, wall mounted gas boiler set within matching wall cupboard, oak effect flooring throughout the kitchen and dining areas, recessed LED ceiling spotlights, double glazed window to the rear that overlooks the garden.

The dining area enjoys direct access via French doors out to the rear terrace and gardens, space for a family sized dining table, radiator.

Landing

Stairs ascending from the entrance hallway with painted timber handrail and balustrade, double glazed window to the side that floods the landing with natural light, this window enjoying views to the greenspace that lies to the side of the property with further views to Falmouth Bay in the distance, panel door to airing cupboard that provides useful storage, access to loft space, panel doors that open to the three bedrooms and the bathroom.

Bedroom One

3.54m x 2.90m (11' 7" x 9' 6") A lovely spacious double bedroom that enjoys the best of the views over Falmouth to Falmouth Bay, these superb views take in both Pendennis and St Mawes Castles. Panel door from the landing, double glazed window to the front with radiator under, feature panel walling with shelf over to one wall, panel door to over stairs storage cupboard, additional panel door through to the ensuite shower room.

Ensuite

A spacious light and airy ensuite that has been tastefully fitted with a modern white suite. Spacious shower enclosure with inner tiled walling and Chrome Mira mixer shower over, pedestal wash hand basin with tiled surrounds, low level w.c, tiled flooring, double glazed window set to the side, radiator, extractor fan, LED ceiling spotlights.

Bedroom Two

2.77m x 2.31m (9' 1" x 7' 7") A spacious second double bedroom that enjoys a view over the rear garden. Panel door from the landing, double glazed window to the rear with radiator under.

Bedroom Three

2.29m x 1.78m (7' 6" x 5' 10") A lovely light and airy dual aspect third bedroom, this room enjoying views over the garden to the rear, whilst a double glazed window to the side provided views over the nearby greenspace and across towards Falmouth Bay, radiator.

Bathroom/W.C

The bathroom comprises a modern white suite that comprises a panel bath with tiled surrounds, Mira electric shower over with glazed shower screen set to the side, pedestal wash hand basin with tiled surrounds, low level w.c, tiled flooring, heated chrome towel rail, extractor fan, LED ceiling spotlights.

Gardens

The property has the benefit of a larger than average garden that is set to the side and rear of the property. The garden enjoys a great deal of privacy whilst it also enjoys a South West facing aspect, this aspect allowing the garden to enjoy more sun as the day progresses. The garden is fully enclosed by timber fencing and has been landscaped to provide a wonderful full width Indian sandstone terrace, this being a perfect area for enjoying outside dining or entertaining. The terrace has central steps that provide access to an upper lawn area. At the side of the property there is a further area of garden that houses a timber garden shed, from this side area of garden access can be gained around to the front of the property. The rear garden also benefits from an outside water tap and an electricity socket.

Parking

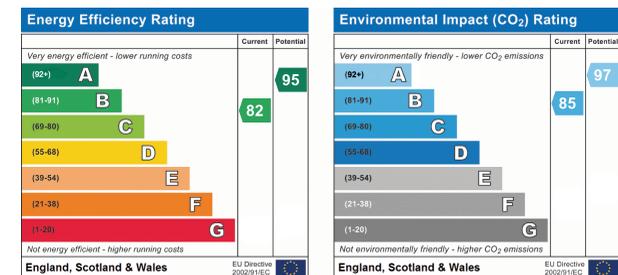
The property benefits from parking for two cars within bays set to the side of the terrace of four homes.

Additional Information

Tenure - Freehold.

Services - Mains Gas, Electricity, Water And Drainage.

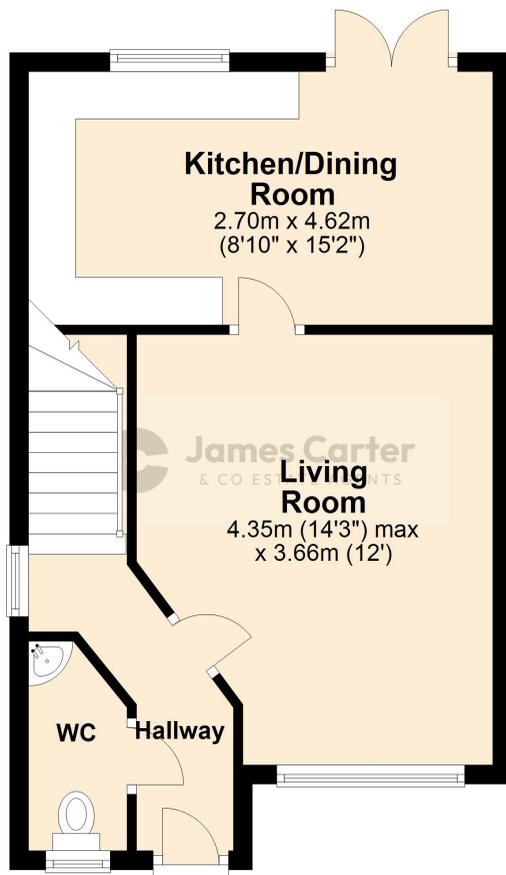
Council Tax Band - C Cornwall Council.



FLOORPLAN

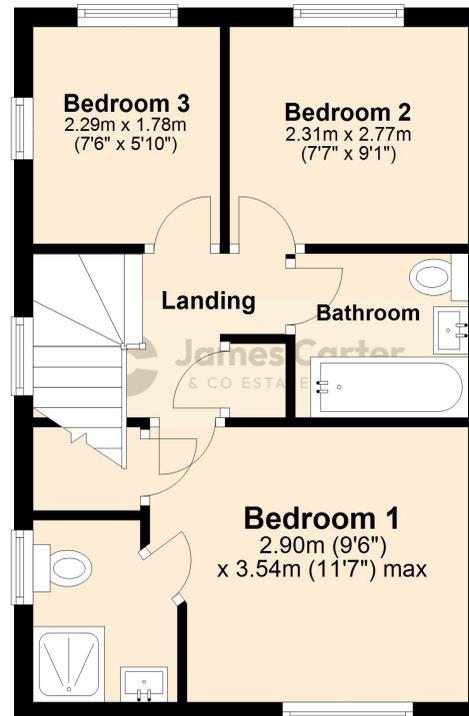
Ground Floor

Approx. 37.1 sq. metres (399.4 sq. feet)



First Floor

Approx. 33.1 sq. metres (356.8 sq. feet)



Total area: approx. 70.3 sq. metres (756.2 sq. feet)

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