

£395,000 Freehold



6 Ashfield Villas, Falmouth, Cornwall
TR11 2EU



PROPERTY DESCRIPTION

A very rare opportunity to purchase an extensively updated and improved three bedroom home. The property is situated within the small cul de sac of Ashfield Villas, this property being one of just 12 properties within the cul de sac. The property enjoys an elevated position and takes in views towards Falmouth Marina at the rear. An ideal location for a family as opposite the property there are Dracaena playing fields, these recreational fields providing football facilities, skate park and the Dracaena Centre. The property is also a short walk from both primary and secondary schooling whilst Sainsbury supermarket is just a few minutes walk away. Falmouth town centre is also within walking distance and can be reached within an approx a 20 minute walk along North Parade, this allowing you to enjoy the views towards Flushing over the river on the way. Penryn can also be reached within an approx 15 minute walk, whilst there are also nearby bus stops that will take you into both towns and also to Truro city centre.

The current owners have created a truly special property that is very rarely seen in the current market. The extensive program of updating includes a newly fitted kitchen with integrated appliances attractive wood block working surfaces, this room opening through to the dining room which in turn open through to a spacious living area. This open plan arrangement provides a wonderfully light space that enjoys the benefits of natural light flooding in from three sides. The main living space enjoys an outlook over the rear garden and features a focal point wood burning stove, this being set on a polished granite hearth with floating oak mantle over. The ground floor also benefits from a spacious entrance hallway with attractive oak handrail and balustrade, this hallway providing access to the principle living areas and the integral garage.

The first floor continues the spacious and immaculate feel and provides three double bedrooms, each of these bedrooms benefitting from built in wardrobes that have been finished with attractive oak panel doors. The bathroom has also been upgraded and comprises a high quality white suite with attractive modern fittings. The property further benefits from new floor coverings throughout, these being a mixture of light oak flooring throughout the ground floor and modern grey carpets throughout the bedrooms. The home also benefits from double glazing and gas central heating.

A very rare opportunity in the market at this time. A viewing is very highly recommended.

FEATURES

- NO CHAIN SALE
- Comprehensively Updated Throughout
- Immaculate Modern Home
- Newly Fitted Kitchen
- Three Double Bedrooms
- New floor Coverings Throughout
- Double Glazing
- Gas Central Heating





ROOM DESCRIPTIONS

Entrance Hallway

Approached via a covered entrance area that shelters the front entrance door, tiled floor covering, double glazed door to the front with matching double glazed panel to the side, stairs ascending to the first floor landing with oak handrail and balustrade, grey column radiator, additional double glazed window to the side with oak sill under, light oak effect flooring throughout, brushed stainless steel switches and sockets, modern oak panel doors that open to the living and kitchen areas, additional oak panel door that provides access to the integral garage.

Living Area

4.80m x 3.89m (15' 9" x 12' 9") A generous main reception area that flows naturally through to the dining and kitchen areas, this room is flooded with lots of natural light benefitting from a broad double glazed window to the rear, the room also benefits from additional natural light being gained from the dual aspect dining area. Focal point fireplace featuring a wood burning stove that is set on a polished granite hearth with a floating oak mantle over, recess to the sides, broad double glazed window to the rear that overlooks the garden, oak sill below with grey column radiator under, light oak flooring throughout, brushed stainless steel switches and sockets, broad squared arch that open through to the dining and kitchen areas.

Kitchen Dining Area

6.15m x 2.67m (20' 2" x 8' 9") Dining Area: The dining area is set to the rear of the house and enjoys open access from the living room and further open access to the upgraded kitchen. The dining area is a dual aspect space that enjoys double glazed doors that open to the rear garden, additional double glazed window to the side with oak sill and column radiator under, continuation of the light oak effect flooring throughout, brushed stainless steel sockets and switches.

Kitchen Area: The kitchen has recently been upgraded and now consists of a brand new range of fitted units with attractive wood block working surfaces over. The kitchen is now fitted with a comprehensive range of modern grey shaker style units with oak working surfaces over, matching oak upstands and additional tiled surrounds, inset ceramic double bowl 'Belfast' sink with modern mixer tap over, fitted oven with ceramic hob over and matching contemporary glass fronted cooker hood above, integrated fridge freezer, integrated dishwasher, fitted larder style cupboard, corner carousel unit, double glazed window to the front with oak sill under, light oak effect flooring, brushed stainless steel switches and sockets, oak panel door that opens back to the entrance hallway.

Landing

Stairs that ascend from the entrance hallway with double glazed window over, oak handrail and balustrade, modern oak panel doors that lead off to the bedrooms and bathroom.

Bedroom One

4.14m x 2.97m (13' 7" x 9' 9") A generous dual aspect master bedroom that is set to the rear of the property and enjoys views out over Dracaena Avenue towards Falmouth marina, this room benefitting from lots of natural light from the rear and side. Oak panel door from the landing, double glazed windows to the rear with oak sill under and anthracite column radiator below, additional double glazed window to the side with oak sill under, full with built in wardrobes to one wall with oak panel doors, brushed stainless steel switches and sockets.

Bedroom Two

3.38m x 3.17m (11' 1" x 10' 5") A second generous double bedroom that once more is set to the rear of the property and enjoys views over Dracaena Avenue to Falmouth marina. Oak panel door from the landing, double glazed window to the rear with oak sill under and anthracite grey column radiator below, built in double wardrobe with double oak panel doors, brushed stainless steel switches and sockets.

Bedroom Three

3.61m x 2.97m (11' 10" x 9' 9") A third generous double bedroom that is this time set to the front of the property. Oak panel door from the landing, double glazed window to the front, oak sill under and anthracite column radiator below, built in double wardrobe with oak panel doors, brushed stainless steel switches and sockets.

Bathroom

The bathroom has recently been tastefully upgraded to a high standard and now features a brand new white suite. The suite comprises a panel bath with tiled surrounds and matt black column style mixer tap over, glazed shower screen set to the side, matt black mixer shower with handset and additional rain shower fitting, fitted contemporary vanity unit with inset rectangular sink unit with matt black mixer tap over, low level w.c, matt grey heated towel rail, tiled flooring, oak panel door to airing cupboard with fitted shelving, two double glazed windows to the front with oak sills below.

Garage

5.33m x 2.92m (17' 6" x 9' 7") A larger than average single garage that is integral to the house. Oak panel door from the entrance hallway, recently fitted electric roller door to the front, power and light, wall mounted electrical consumer unit.

Parking

The property currently provides parking for one car in front of the garage, it is possible to widen this parking area and create two spaces that would be arranged in a side by side fashion.

Gardens

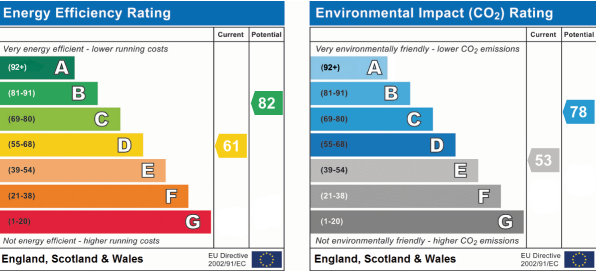
A majority of the garden is set to the rear of the property, this garden area can be accessed via a side pathway or from the patio doors that open from the dining area. The garden is bordered to the rear by mature hedging, whilst to the side there is newly constructed timber feather edge fence that borders the property from the neighbouring home.

Additional Information

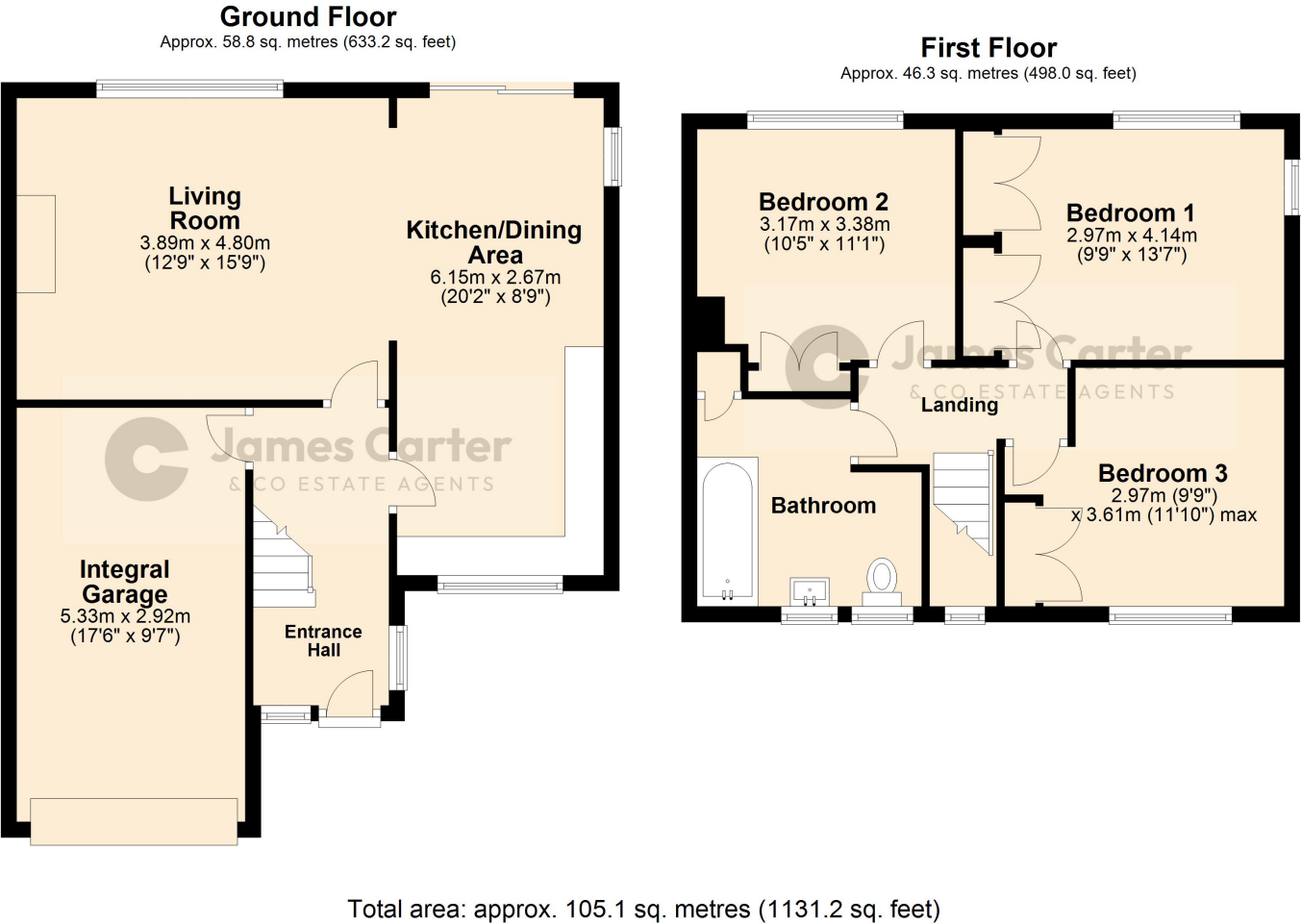
Tenure - Freehold.
Services - Mains Gas, Electricity, Water And Drainage.
Council Tax- Band C Cornwall Council

Agents Note

The area of land to the South of the property has Planning Permission for the construction of a four bedroom detached home that closely matches the styling of the existing dwelling. The plans for this new home can be found on the Cornwall council planning website under the reference number of PA24/08387.



FLOORPLAN



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James Carter and Co have not tested any equipment, fixture, fittings or services, so does not verify they are in working order. A buyer must confirm that any information is correct and be verified by their own solicitors, this including the tenure of the property. A purchaser must not rely on the information within these particulars. The measurements supplied and any floorplan provided are for general guidance only and not to be relied upon. A buyer is advised to re-check the measurements themselves before committing themselves to any expense related to a purchase. No presumption is to be made by a purchaser concerning the type of construction or the condition of any structure that may be implied from the photography of the property, construction and condition should be clarified via an RICS surveyor employed by a potential purchaser. The Particulars may also change in the course of time, any interested party should make a final inspection of the property prior to exchange of contracts.

