



118 Boslowick Road, Falmouth, TR11 4QA

£369,750

Offering elevated and far-reaching views from the front aspect and located conveniently for Falmouth town, a sizable 4 bedroom semi-detached house benefiting from a broad and landscaped frontage providing surplus parking, quality fitted and contemporary kitchen, intriguing loft space providing extra storage/'occasional' bedroom space, and a terraced rear garden enjoying much sunlight throughout the day. Viewing highly recommended.

Key Features

- Semi-detached family home
- 4 bedrooms with converted loft room
- Contemporary fitted kitchen
- No onward chain
- Popular residential area within 5 minutes drive of town centre and beaches
- 'L' shaped living/dining room with bright double aspect
- Landscaped front and rear gardens with excellent parking
- EPC rating D



THE ACCOMMODATION COMPRISES

From the broad, brick pavia driveway, a landscaped frontage with sandstone terrace leads to a clear glazed uPVC front entrance door opening into the:-

ENTRANCE PORCH

A bright and welcoming entrance porch with tile-effect flooring and small casement window to the side elevation. Inset downlights, recess to one side with coat hooks, providing extra space for shoes etc. A step rises to an inner uPVC entrance door with quarry tiled threshold, leading into the:-

HALLWAY

Stairs rising to first floor landing. Feature waist height panelling to one side, radiator, elaborate ceiling light. Under-stair storage cupboard, telephone point. Wood-effect flooring, radiator. Door leading to living/dining room, further door leading into:-

BEDROOM FOUR/STUDY

A small number of timber steps lead down to a nicely proportioned bedroom/study with uPVC window to front elevation providing an open outlook over the neighbouring rooftops of Boslowick Road, together with the surrounding outer town houses of Falmouth in the distance. Wood-effect flooring, dado rail, wall-mounted consumer unit. Hanging light.

OPEN-PLAN LIVING/DINING ROOM

An exceptionally spacious L-shaped living space, double aspect in nature with windows to both front and rear elevations, the front showcasing a broad picture window, providing an open outlook similar to bedroom four. Clear glazed uPVC double doors lead out onto the rear landscaped and tiered garden.

DINING AREA

Part-glazed door leading to the kitchen and louvre doors providing access to a useful storage cupboard. Continuation of wood-effect flooring, inset downlights, clear glazed double doors to the rear elevation. Opening leading into the:-

LIVING AREA

Spanning the full depth of the property and double aspect with broad glazing to the front and rear elevations, providing much natural light. Feature panelling situated around central fireplace (now decommissioned) with existing hearth and recessed display shelving. Two elaborate ceiling lights, continuation of wood-effect flooring, TV aerial point. Broad radiator.

KITCHEN

Two steps lead down to a particularly impressive and modern fitted kitchen, with a range of comprehensive soft-close drawers, cupboards and full height storage units to four sides. Quartz work surface with inset composite sink and mixer tap featuring Quooker attachment providing instant hot water, Bosch five-ring induction hob with polished stone splashback and extractor fan, Bosch combi oven with grill and microwave, together with matching oven. Space and plumbing for washing machine, together with further space for dryer. Space for American-style fridge/freezer. Electrical consumer unit at ceiling height. Ceiling spotlights, uPVC casement window to rear elevation, tile-effect flooring.

FIRST FLOOR

Stairs rise to the:-

LANDING

Feature panelling, casement window to the side elevation providing an open outlook over the neighbouring properties of Boslowick, part-galleried to stairwell below. Timeguard wall-mounted heating thermostat. Airing cupboard with slatted shelving. Loft hatch to

unconverted and partially boarded loft space containing Worcester combi boiler, together with further storage space and strip light.

BEDROOM ONE

Situated to the front, a spacious and bright double bedroom with stripped timber flooring, broad uPVC window providing an elevated, far-reaching and open outlook. Radiator, ceiling light, TV aerial point.

BEDROOM TWO

Another double bedroom with uPVC window to the rear elevation, offering an outlook over the landscaped and tiered garden. Radiator, ceiling light with dimmer switching. Loft hatch providing access to the:-

LOFT AREA

An exceptionally useful and converted loft providing exceptional storage space, together with Velux window to the rear roof, radiator and ceiling spotlights. Providing the possibility of being an 'occasional' bedroom/study etc, or offering the possibility of formalising, should those discerning purchasers wish to do so with the approval of building control.

BEDROOM THREE

A single bedroom with uPVC double glazed window to the front elevation, offering a far-reaching and open outlook. Radiator, ceiling light. Dado rail, built-in open shelving.

SHOWER ROOM/WC

A modern, white three piece suite, comprising low flush WC, pedestal wash hand basin and over sized corner shower cubicle with Triton Cara electric shower, tiled interior and curved shower doors. Inset downlights, fully tiled walls, tile-effect flooring, obscure glazed uPVC windows to side and rear elevations. Heated towel rail, backlit mirror.

THE EXTERIOR

FRONT DRIVEWAY

A broad brick paved driveway provides plentiful parking, with steps rising to a raised and landscaped front terrace laid to sandstone paving.

REAR GARDEN

Accessed via double doors from the dining area, a landscaped tiered garden comprising a broad area of decking, enclosed via glass and steel balustrading, together with landscaping, timber retaining wall. To the side, steps rise to a sandstone terrace, ideal for sitting out and enjoying the evening sun, with another tier set above, laid to all weather turf. Providing an excellent space in which to use all year round, bordered by contemporary timber slatted fencing with an array of raised borders featuring shrubs and bushes. In all, a highly usable area in which to enjoy al fresco dining, social events, together with sunshine throughout the day.

GENERAL INFORMATION

SERVICES

Mains electricity, gas, water and drainage are connected to the property. Gas fired central heating.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

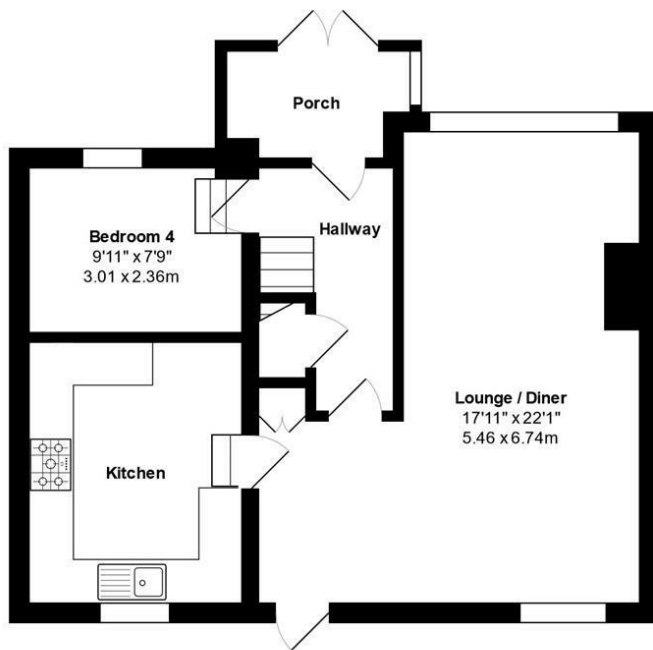
Freehold.

VIEWING

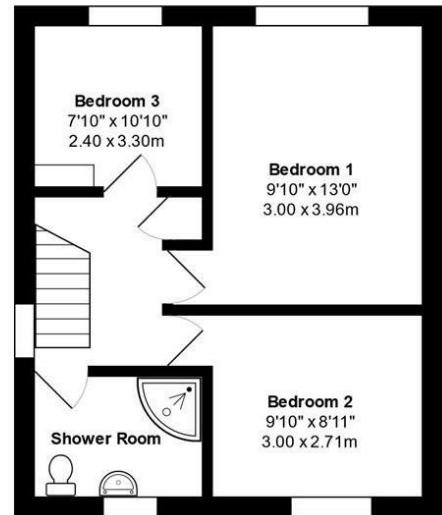
By telephone appointment with the executor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Floor Plan



Ground Floor
Approx Area: 59.5 m² ... 641 ft²



First Floor
Approx Area: 37.1 m² ... 399 ft²



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Total Appox Area: 96.6 m² ... 1040 ft²

All measurements are approximate and for display purposes only