



## 3 Tresellick Gardens, Meadowbank Road, Falmouth, TR11 2ND

£425,000

A modern, 3 storey, 3 bedroom end of terrace property located within walking distance to the town centre, 'perched' above the Greenbank area of Falmouth and offering excellent proximity to the Royal Cornwall Yacht Club. Constructed in late 2016, this stylishly appointed town house enjoys elevated views from the rear with increasing vantage points from the first and, most notably, second floor, over the Penryn River towards Flushing village and the outer harbour, together with principal en-suite shower room, open-plan kitchen/living/dining room with immediate access onto a raised deck with enclosed 'courtyard' style garden below.

### Key Features

- Modern town house
- 3 bedrooms, 2 bath/shower rooms
- Beautifully appointed throughout
- Allocated off-road parking space
- Arranged over 3 levels
- Exceptional river/outer harbour views
- Enclosed and low maintenance rear garden
- EPC rating B







## THE ACCOMMODATION COMPRISES

Paved entranceway with contemporary exterior light and glass panel covering, uPVC front entrance door part obscure glazing leading into the:-

### ENTRANCE HALLWAY

Contemporary wood-effect flooring, inset downlights. Turning staircase rising to first floor. Wall mounted Honeywell heating thermostat, oak door to kitchen/living/dining area, further oak door leading into the:-

### CLOAKROOM/WC

Nicely appointed with low flush WC, vanity unit with inset sink, mixer tap and glass-tiled splashback. Continuation of contemporary flooring, extractor fan. Inset downlight, electrical consumer unit, extractor fan.

### OPEN-PLAN KITCHEN/DINING/LIVING AREA

A superb open family room, featuring plenty of natural light via a triple leaf bi-folding door to the rear elevation, offering an elevated outlook over nearby rooftops, glimpses of the Penryn River, neighbouring properties of Flushing and rolling fields behind. Continuation of contemporary wood-effect flooring throughout, inset downlights. Superbly fitted kitchen to front elevation.

### LIVING/DINING AREA

Well proportioned, particularly bright and offering outdoor/indoor living with triple leaf bi-folding door providing access onto a raised decked terrace with a pleasing outlook towards the Penryn River and Flushing village. Contemporary wood-effect flooring throughout, inset downlighters, useful under-stair storage cupboard. TV aerial point and satellite point, together with BT Open Reach fibre broadband router. Open to the:-

### KITCHEN AREA

Stylishly appointed, well equipped and making excellent use of space; set in a U shape with an array of units above and below a quartz-effect worksurface with pelmet lighting, inset sink with mixer tap. Integral appliances including Bosch electric oven with grill and four-ring induction hob over with glass-tiled splashback and matching Bosch extractor over, slimline dishwasher, tall fridge/freezer and Bosch washer/dryer. uPVC double glazed window to front elevation, inset downlights and continuation of contemporary wood-effect flooring, central underfloor heating connected throughout ground floor.

## FIRST FLOOR

### LANDING

Oak doors to the two bedrooms and family bathroom, with matching door to useful storage cupboard with slatted shelving. Hanging light, radiator and Honeywell heating thermostat. Stairs rising to the principal bedroom/loft room.

### BEDROOM ONE

A spacious and incredibly light double bedroom, superbly decorated with broad uPVC windows to the far side maximising the exceptional view rivers over to Flushing and rolling fields in the distance. A snapshot of the outer harbour can be enjoyed, with The Roseland peninsula set beyond. Sharps built-in wardrobes and drawers providing storage. Radiator, ceiling light, TV cabinet.

### FAMILY BATHROOM

Once again, exceptionally well appointed with contemporary sanitary ware, including low flush WC with concealed cistern, vanity unit with inset sink and mixer tap, deep display sill and wall mounted cupboard over with back-lit anti mist mirror. Bath with wall mounted controls and Mira Sport electric shower over, together with glazed folding shower screen. Tiled walls, contemporary wood-effect ceramic tiled flooring, Wi-Fi controlled underfloor heating, inset downlights, extractor fan, heated towel rail.

### BEDROOM TWO

Currently utilised as an office/study, although a perfectly suitable double bedroom, with the benefit of a tall Sharps fitted wardrobe to one side providing storage. Recess to front elevation incorporating a double glazed window with outlook over Meadowbank Road. Spotlights, one inset downlight, radiator.

Stairs rise to the:-

## SECOND FLOOR

### LANDING

Small landing area with oak doors opening to the principal bedroom and cupboard housing Ideal combination boiler providing domestic hot water and central heating, Honeywell master heating thermostat. Ceiling light, feature sun tunnel providing natural light. Oak door to the:-

### PRINCIPAL BEDROOM

A wonderful double room, completing the accommodation, with walk-in dormer window providing eaves storage and broad uPVC window offering a magnificent outlook over the Penryn River, the outer estuary and harbour encompassing The Roseland peninsula, together with Flushing village in its entirety. Once again, beautifully decorated with inset downlights, radiator and oak door leading into the:-

### EN-SUITE SHOWER ROOM

Of matching quality to the family bathroom, including low flush WC with concealed cistern, vanity unit with inset sink and mixer tap, deep display sill over and wall mounted mirror-fronted medicine cabinet. Shower cubicle with folding door, matching glazed side panel and mains-powered shower. Velux window, inset downlights, extractor fan. Tiling throughout, wood-effect ceramic tiled flooring, Wi-Fi controlled underfloor heating, heated towel rail. Sloping ceiling throughout.

## THE EXTERIOR

### RAISED DECKING AND REAR COURTYARD GARDEN

Accessed from the living area, a broad decked area spanning the width of the property, enclosed by contemporary glass and steel balustrading, providing sufficient space for tables and chairs etc, and making for an excellent sun trap and area in which to enjoy the morning sun. Exterior water tap, timber fencing. Contemporary exterior light, stairs descending to:-

### ENCLOSED COURTYARD

Laid to stone shingle and therefore low maintenance in nature, exceptionally well stocked featuring an array of

shrubbery and plants to the boundary, providing a green oasis, well enclosed by timber fencing. A gate to the rear provides pedestrian access around to the front of the development for Tresellick Gardens. Under-deck storage area.

### **ALLOCATED PARKING**

Located to the front of the property, set just off Meadowbank Road, with Number 3's space being almost directly outside the property. Two shared off-road parking spaces available on a 'first come first served' basis for visitors.

### **GENERAL INFORMATION**

#### **SERVICES**

Mains electricity, water, drainage and gas are connected to the property. Telephone and satellite points (subject to supplier's regulations). Gas fired central heating.

#### **COUNCIL TAX**

Band D - Cornwall Council.

#### **TENURE**

Freehold.

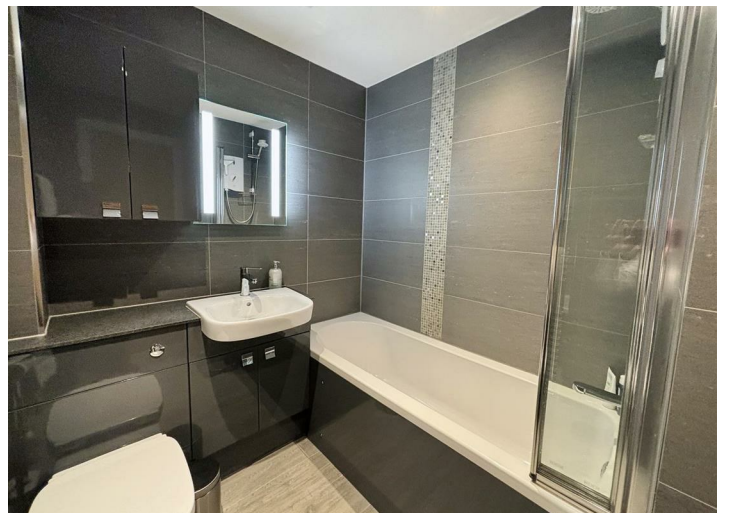
#### **AGENT'S NOTE**

We understand the residents form part of a management company, with an annual charge of approximately £250-350, which covers all communal areas, plus £78.13 per annum for reserves.

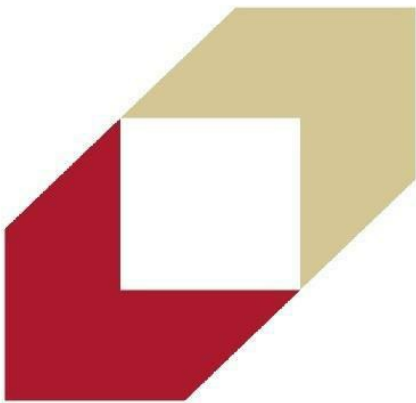
#### **VIEWING**

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









Floor plan awaited