



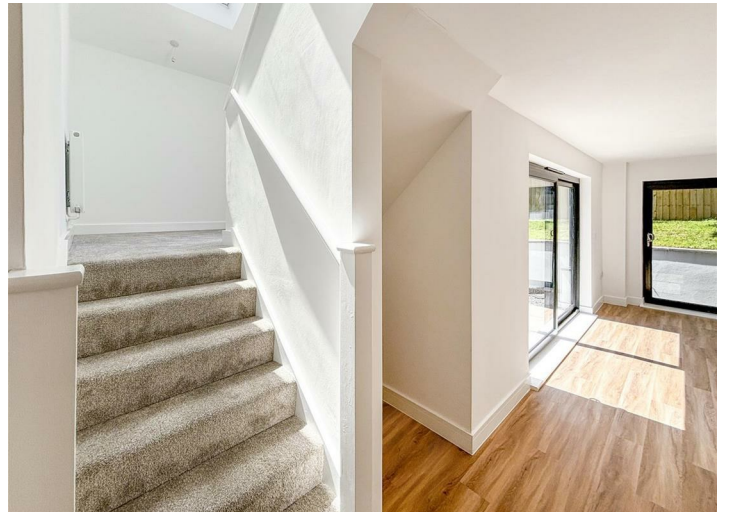
Haven, 32a Dracaena Avenue, Falmouth, TR11 2EQ

£550,000

Ready for immediate occupancy! A striking, detached new build home, discreetly positioned along Dracaena Avenue and set back from passing traffic; walkable to both the town centre amenities and renowned seafront alike, offering intriguing 4 double bedroom accommodation with a bright, open-plan, triple aspect ground floor, incorporating a quality fitted kitchen and access onto the southerly facing, private rear garden, together with a spacious principal suite with vaulted ceiling and en-suite shower room, deep driveway with gated access and ample parking.

Key Features

- Uniquely designed new home
- 4 double bedrooms, 2 bath/shower rooms
- Vaulted ceiling to first floor bedrooms
- Constructed by a renowned local building firm
- Detached
- Triple aspect ground floor with dual sliding doors to rear garden
- Principal en-suite with shower room
- EPC rating B



THE ACCOMMODATION COMPRISES

A raised paved pathway leads to a contemporary front entrance door, with exterior lighting. Door opening into the:-

ENTRANCE HALLWAY

Inset doormat, inset downlights and wood-effect floor. Opening into the open-plan kitchen/living/dining room. Door to guest bedroom four and further door to:-

CLOAKROOM/UTILITY

Low flush WC, wall mounted wash hand basin with mixer tap and shallow cupboard under. Micro utility area with space and plumbing for washing machine, slimline cupboard and quartz-effect worksurface. Consumer unit, continuation of oak-effect flooring, inset downlight, extractor fan.

GUEST BEDROOM (FOUR)

A bright double aspect guest bedroom or potential study/office. Four awning-style windows to the front and side elevations, radiator, TV aerial point. Inset downlights, carpeted flooring.

OPEN-PLAN KITCHEN/LIVING/DINING ROOM

A magnificent triple aspect open space, with kitchen area to one side and a vast living/dining area with dual sliding doors to the far side. A superb social space, providing plentiful light and ideal for entertaining.

LIVING/DINING AREA

Double aspect with broad and glazed sliding doors to the side and rear elevations providing an outlook over the enclosed rear garden and providing an outdoor/indoor living environment, together with a degree of privacy. Vast in nature with inset downlights, continuation of oak-effect flooring, further window to rear elevation, radiator. Two TV aerial points, inset downlights. Turning staircase rising to floor floor, adjacent recess with half height oak door providing deep and carpeted storage space set under the mid landing. Open to the:-

KITCHEN AREA

A quality fitted kitchen with midnight blue units set above and below a quartz-effect worksurface to three sides, featuring composite one and a half bowl sink with drainer and mixer tap. Lamona appliances including electric oven with grill over, five-ring gas hob and touch screen extractor over, dishwasher and fridge/freezer. Two awning-style windows to front elevation, continuation of oak-effect flooring and inset downlights. Staircase rising to first floor deep landing at mid point with large Velux window to roof pitch and tall 'fixed' window to the rear elevation providing an elevated outlook over the enclosed rear garden and patio. Space for a small study area, if required. Stairs continuing to the:-

FIRST FLOOR

LANDING

Oak doors to all rooms, sloping roof with inset downlights, radiator. Oak door to walk-in storage area with sloped roof and decreasing head height (not suitable for standing). An ideal storage area or child's play area with Velux window and inset downlights. Carpeted flooring.

PRINCIPAL BEDROOM

A wonderful, particularly spacious room with double height ceiling, two awning-style windows to side elevation. Sufficient

space for bedroom furniture. Radiator, TV aerial point, inset downlights. Oak door to:-

EN-SUITE SHOWER ROOM

Well appointed with low flush WC, contemporary vanity unit with two drawers, inset sink and mixer tap. Shower cubicle with glazed door, contemporary tiling and mains-powered shower with drench-style showerhead and ancillary handheld attachment. Herringbone-effect flooring, heated towel rail, inset downlights, Velux window. Half height tiling to one wall. Extractor fan.

BEDROOM TWO

Another double bedroom, once again with two awning-style windows to far side, increased ceiling height providing a degree of depth to the room,. Radiator, TV aerial point, inset downlights. Carpeted flooring.

BEDROOM THREE

Almost identical to bedroom two and alike in detail.

FAMILY BATHROOM

Low flush WC with concealed cistern, wall mounted vanity unit with two cupboards, sink and mixer tap. Panelled bath with mixer tap, shower screen and mains-powered shower over with oversized showerhead and ancillary handheld attachment. Contemporary tiling to wet areas, herringbone-effect flooring. Velux window to angled ceiling, inset downlights, extractor fan, heated towel rail.

THE EXTERIOR

FRONT

Approached via a deep driveway, laid to stone chippings and flanked by feather edged fencing with landscaping timbers under. A five-bar gate opens onto the main driveway, broadening to the width of the property, allowing for useful turning space. Entrance pathway laid to paving, matching exterior courtesy lights, gas and electric meters. A side pathway with raised beds, provides access to the:-

RAISED REAR GARDEN AND PATIO

An unexpectedly private, enclosed and sunny area with two distinct areas, a patio accessed immediately from the living/dining area allows for a quiet sitting-out space suitable for al fresco dining etc, with low retaining wall providing steps centrally up to a raised and lawned garden, bordered by feather-edged fencing allowing those prospective purchasers to place their own stamp as required. Facing south, the external space offers sunlight throughout the day, with a gravelled pathway continuing around the property, although narrow in nature and purely for maintenance purposes. Contemporary exterior lighting.

GENERAL INFORMATION

SERVICES

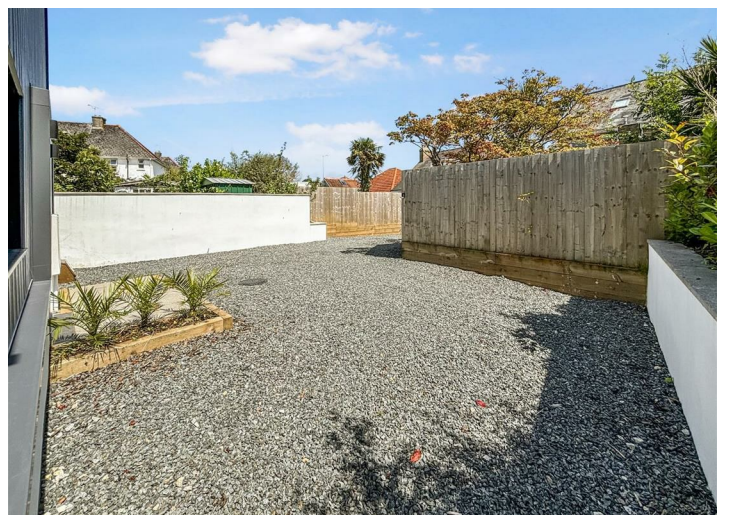
Mains electricity, water, drainage and gas are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating.

TENURE

Freehold.

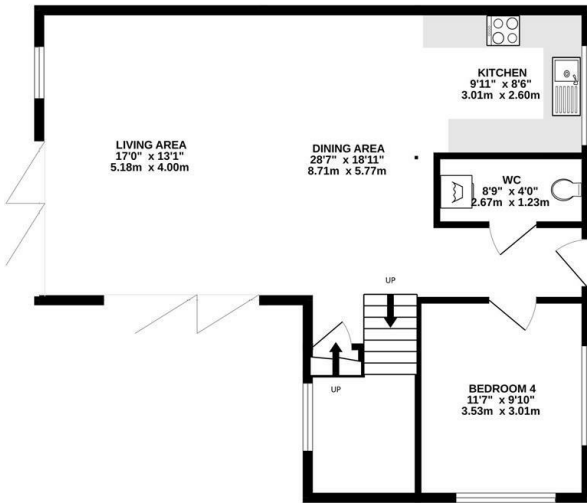
VIEWING

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

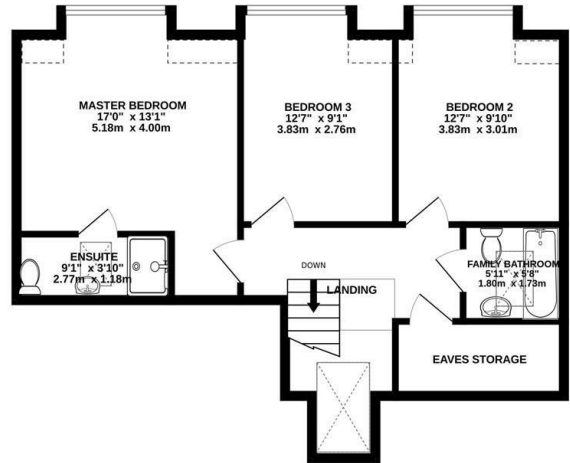


Floor Plan

GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA: 1366 sq.ft. (126.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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