



27 Dracaena Avenue, Falmouth, TR11 2EG

£450,000

A deceptive, superbly proportioned and incredibly versatile detached property of circa 1930's origin, providing a wealth of character and charm with many original features including high ceilings, ornate tiling and elaborate art deco-style fireplaces, offering substantial 4/5 bedroom accommodation with potential to develop further and add value within the lower ground floor. To be sold with driveway parking, over sized single garage and an enclosed easterly-facing rear garden. A viewing is highly recommended to fully appreciate the size and scope of internal accommodation.

Key Features

- Charming 1930's detached property
- Beautifully appointed kitchen with 'snug' area
- Walkable to Falmouth's amenities and seafront alike
- Garage with driveway parking
- Arranged over ground and lower ground floors
- Substantial 4/5 bedroom accommodation
- Enclosed rear garden
- EPC rating E



THE ACCOMMODATION COMPRISES

From the brick pavia driveway, a step rises to a covered entranceway with ornate period tiling, two painted timber arches and matching balustrade and spindles to the side, giving way to a traditional four panel front entrance door with lead-lined obscure glazed glass leading into the:-

ENTRANCE LOBBY

Once again, with ornate floor tiling and charming half height wall tiles with dado rail, fixed pane windows providing much natural light upon entry, stained and lead-lined header windows with obscure lower third fixed panes. Step rises to stripped timber flooring with matching casement windows to side elevation, part-obscured and with lead-lined stained header panels. Additional 1930's entrance door with clear glazing and matching header, leading into the:-

ENTRANCE HALLWAY

Providing acute period detailing including feature panelled walls, picture rails and stripped timber floor boards. Traditional four panel doors leading to the living room and sitting room respectively, opening with broad ceiling arch to the inner hallway. Telephone point, ceiling light.

LIVING ROOM

Continuation of stripped timber flooring, exposed beamed ceiling, walk-in bay window providing much natural light with tall uPVC double glazed windows. A particularly interesting room with large redbrick fireplace, central open fire, raised brick hearth and central archways together with matching broad mantel. Picture rail, radiator, high skirtings.

BEDROOM FOUR/SITTING ROOM

Incredibly stylish with most interesting fireplace, once again, open with tiled surround and hearth, together with elaborate hardwood side panelling, mantel piece and raised shelf. Walk-in bay window with tall uPVC double glazed windows. Painted timber floors, high skirtings, picture rail, radiator, ceiling light.

INNER HALLWAY

Set at a right angle from the entrance hallway, features include half-height wall panelling, picture rail and exposed timber flooring. Stairs descending to lower ground floor level with part-galleried stairwell. Traditional panel doors leading to bedroom one, two, three, WC and main bathroom. Matching panel door to walk-in storage cupboard requiring decoration, with obscure sash window, slatted shelving and radiator. High ceiling, loft hatch, radiator.

BEDROOM ONE

Once again, with many charming 1930's features including two sets of four pane casement windows with lead-lined header panels, offering much natural light and dual aspect. Small art deco style fireplace (decommissioned) with tiled surround, flush hearth and painted timber mantel. Painted timber floors, radiator, picture rail.

BEDROOM TWO

A nicely sized double bedroom with feature fireplace and art deco tiling, elaborate hardwood surround with mantel (decommissioned), sash window, radiator. High ceiling, picture rail, broad built-in wardrobe with traditional six panel doors concealing plentiful hanging space and shelving. Ceiling light.

BEDROOM THREE

Generously sized, with walk-in bay with three sash windows central a large four pane, providing an outlook over the rear garden and rooftops of Park Crescent beyond. Radiator, high ceiling, picture rail. Decommissioned art deco fireplace with tiled surround and painted mantel.

WC

Half-height tiling, low flush WC on a raised tiled plinth, check tiled floor, obscure sash window. Ceiling light.

BATHROOM

Fitted bath with claw feet, separate taps and stylish wall-mounted shower. Low flush WC, pedestal wash hand basin with separate taps and heated towel rail. 3/4 height tiling with picture rail, painted timber flooring, ceiling light.

LOWER GROUND FLOOR

Stairs descend from the inner hallway to the:-

KITCHEN/DINER/SNUG

A spacious family area spanning the width of the property, with central staircase to ground floor level. Incorporating a fully fitted kitchen to one side, set opposite a snug, with dual aspect yet offering the possibility to become a formal dining area, if required.

KITCHEN/DINING AREA

Beautifully appointed comprising an array of fitted cupboards and drawers in district midnight blue, set to three sides, and contrasting white composite worksurface offering plentiful preparation space with inset ceramic sink and swan neck mixer tap, Rangemaster stainless steel cooker with five ring hob, elaborately tiled splashback, and matching Rangemaster extractor hood. Three wall-mounted over counter display units. Double glazed casement window to rear elevation, wood-effect flooring, inset downlights, radiator. Painted timber door to the walk-in store, panelled door opposite leading to the utility.

SNUG AREA

Double aspect with uPVC casement window to side elevation, obscure glazed uPVC rear entrance door, inset downlights with dimmer switching, wood-effect flooring. Square in shape and currently utilised as a 'cosy area' by the current owners.

WALK-IN STORE

A most intriguing area set underneath the ground floor, with exposed ceiling timbers from the level above and raised storage area spanning the full width of the property, incorporating an exposed valiant combi boiler providing domestic hot water and heating and useful for white goods. Ceiling spotlights. Providing much scope for conversion, subject to necessary consents and permissions, yet an incredibly useful area purely for uses of storage alone.

UTILITY

Set just off the kitchen and to the rear, double aspect with clear glazed French doors, matching panel, and two broad side windows overlooking the driveway. Prospective purchasers should be made aware this room requires full conversion, and currently shows exposed ceilings, walls and floors. Providing much scope and currently utilised as a

'utility', with space and plumbing for washing machine and dryer. Direct access from the rear to the garden. Strip lighting, power, water in situ.

THE EXTERIOR

TO THE FRONT

Low boundary wall shielding from Dracaena Avenue, a shallow frontage with cut stone floor is bordered with hedging providing a degree of privacy, leading into the:-

DRIVEWAY AND GARAGE

Providing space enough for two/three vehicles and descending to a single garage with up-and-over door of concrete block construction providing space within the pitch of the roof, useful for further storage, if required. Oversized in nature, with power and light. Obscure glazed casement window, fixed panel window, part-obscure glazed uPVC side entrance door leading to the:-

REAR GARDEN

Fully enclosed via timber fencing and walling to the rear, an excellent space mainly laid to lawn, ideally suited for those perspective purchasers with children and pets alike. Offering a degree of sunshine throughout the day with contemporary stripped timber fence and matching door to the driveway and garage, together with deep recess opposite, ideal for bins/recycling etc.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band D - Cornwall Council.

AGENT'S NOTE

A Concrete Screening Assessment was carried out in 2019 which provided the property with a Classification A1 and, therefore, suitable for mortgage purposes.

TENURE

Freehold.

VIEWING

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



Floor Plan

Dracaena Avenue, Falmouth, TR11

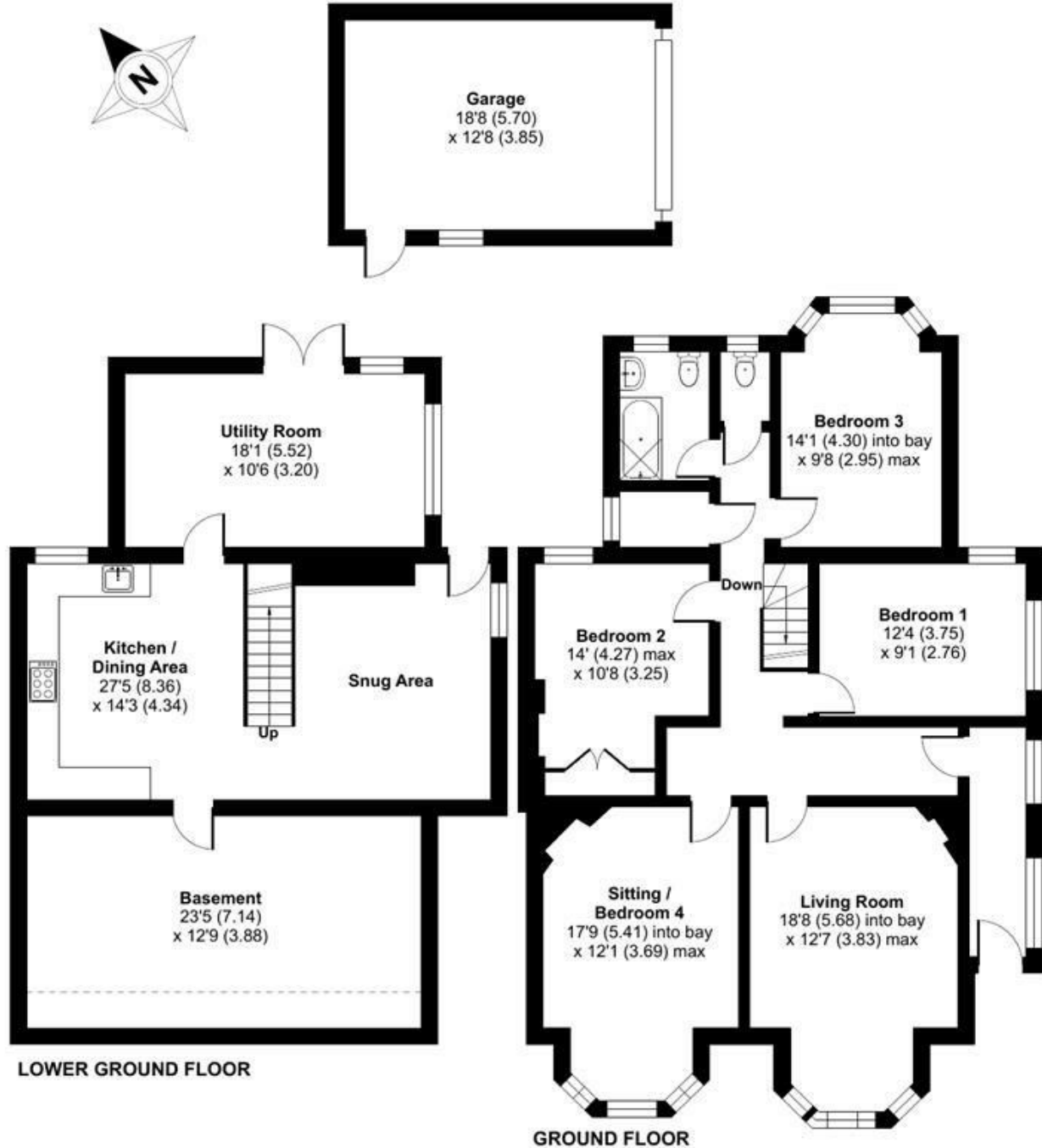
Approximate Area = 2012 sq ft / 186.9 sq m

Limited Use Area(s) = 51 sq ft / 4.7 sq m

Garage = 236 sq ft / 21.9 sq m

Total = 2299 sq ft / 213.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Laskowski & Company. REF: 1158439