



16 Frost Court, Falmouth, TR11 2UL

Guide Price £460,000

A modern 4 bedroom detached house, situated within a highly regarded cul-de-sac on the edge of Falmouth town. The spacious accommodation comprises, on the ground floor: hallway, 19' dual aspect living room with access to a sun room, kitchen/diner and shower room. The first floor provides 4 double bedrooms and a family bathroom. Externally, the property offers a tarmac driveway, with parking for 3/4 cars, and leads to an integral garage. The fully enclosed rear garden offers privacy, whilst enjoying a sunny west-facing position. Frost Court is located just off Trescobeas Road, with easy access to Falmouth School and bus service into the town centre. A lovely family home which has been well maintained by the current owner, now offering prospective purchasers the opportunity to put their 'own stamp' on the property. An early viewing is highly recommended.

Key Features

- Substantial 4 bedroom family home
- Dual aspect 19' living room
- Private enclosed rear garden
- Viewing recommended
- Sought-after cul-de-sac location
- Ground floor shower room and first floor bathroom
- Driveway with ample parking and garage
- EPC rating D



THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

Obscure double glazed uPVC front door with obscure glazed window to side, opening into the:-

ENTRANCE HALLWAY

Stairs rising to first floor galleried landing, multi pane glazed doors to living/dining room and kitchen/breakfast room. Further doors to ground floor shower room and integral garage. Radiator, dado rail, high level Velux window providing additional natural light. Telephone/broadband point.

LIVING/DINING ROOM

A light and bright dual aspect reception room, with hardwood double glazed window to front aspect and hardwood double glazed patio doors providing access to the sun room. Stone fireplace with slate tiled hearth housing gas living flame fire. Two central ceiling lights, telephone point, radiator.

KITCHEN/BREAKFAST ROOM

Fitted kitchen providing space for dining table. Range of eye and waist level units, some glass-fronted, with roll-top worksurface, inset one and a half bowl sink/drain unit with swan neck mixer tap, Integral fridge, freezer and dishwasher. Space for cooker with gas panel point and extractor hood over. Part tiled walls, tiled flooring. Two hardwood double glazed windows overlooking the garden, radiator, two central ceiling lights. Obscure glazed door to:-

SUN ROOM

Facing west, enjoying the afternoon sun, with uPVC double glazed French doors opening onto the private and enclosed rear garden. uPVC double glazed windows to front and side aspects with a uPVC double glazed mono pitch roof. Continuation of tiled flooring, radiator, internal hardwood double glazed patio door leading into the living/dining room.

GROUND FLOOR SHOWER ROOM/WC

Walk-in corner shower cubicle housing boiler-fed Mira power shower with screen and tiled surround, low level flush WC, pedestal wash hand basin. Further tiling to walls and floor. Hardwood obscure double glazed window to side aspect, radiator, central ceiling light. Airing cupboard with shelving.

FIRST FLOOR

LANDING

Doors to all four double bedrooms and family bathroom. Loft hatch, dado rail, telephone point, central ceiling light.

BEDROOM ONE

Box bay window with hardwood double glazed window overlooking the rear garden. Built-in wardrobes with hanging space and shelving, two cupboards providing eaves storage space. Radiator, central ceiling light.

BEDROOM TWO

Large Velux window to front aspect. Built-in wardrobes with hanging space and shelving. Two cupboards providing eaves storage space, radiator, central ceiling light.

BEDROOM THREE

Hardwood double glazed window to rear aspect overlooking the garden. Central ceiling light, radiator, TV aerial point.

BEDROOM FOUR

Hardwood double glazed window to front aspect. Built-in wardrobe with shelving and hanging space. Radiator, central ceiling light.

FAMILY BATHROOM

Coloured suite comprising panelled bath with mixer tap and shower attachment, half tiled walls, low level flush WC, pedestal wash hand basin, bidet. Velux window to rear aspect, central ceiling light.

GARAGE

Integral garage accessed via the driveway. Internal door to the entrance hallway. This generous single garage has an up-and-over door, power and light. Wall mounted consumer unit, Glow-worm Gas combination boiler providing domestic hot water and central heating. Beam centralised vacuum unit, cold water tap, space and plumbing for washing machine. Ceiling and wall mounted lighting.

THE EXTERIOR

FRONT

Tarmacadam driveway providing parking for at least four cars and leading to the integral single garage. A gated pathway to both sides of the property lead around to the:-

REAR

Accessed from the French doors of the sun room, the rear garden faces west and enjoys the afternoon sun. Walled and fully enclosed, providing an excellent degree of privacy and ideal for those with children and/or pets. The majority of the garden is laid to lawn, with a shingle seating area, a raised planted border contains a number of mature shrubs and small trees, including hydrangeas, rhododendrons and a magnolia.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band D - Cornwall Council.

TENURE

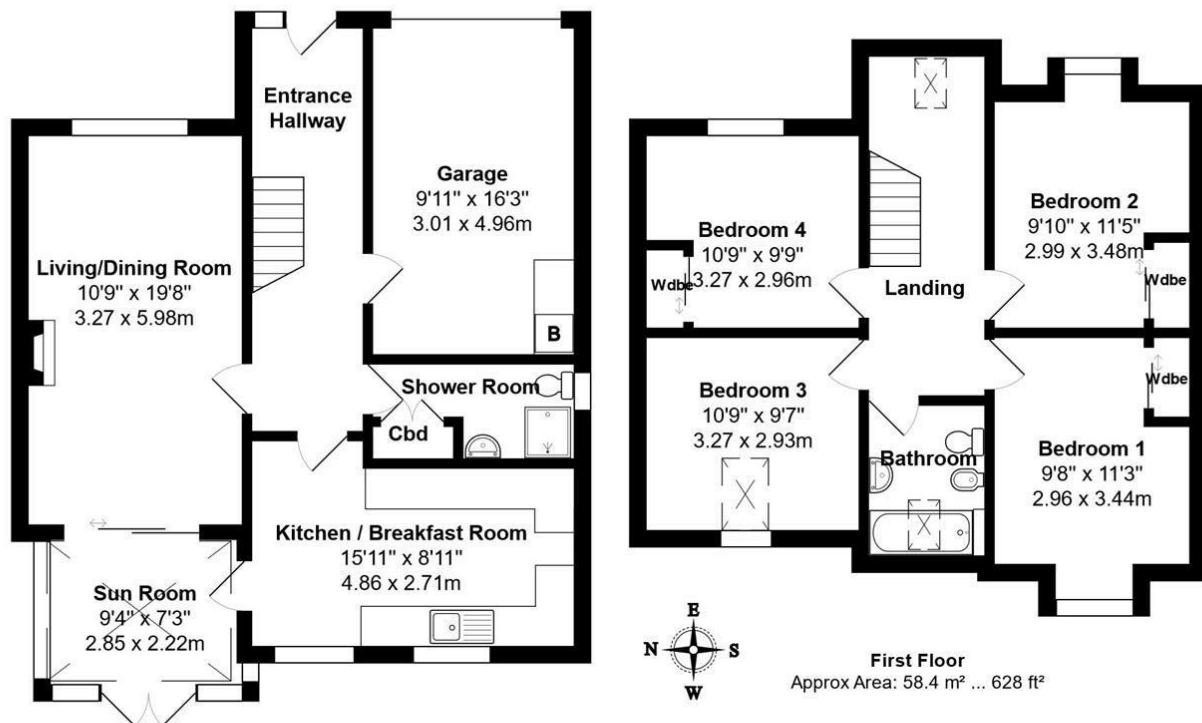
Freehold.

VIEWING

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



Floor Plan



Ground Floor
Approx Area: 70.1 m² ... 755 ft²

Frost Court, Falmouth, TR11 2UL
Total Approx Area: 128.5 m² ... 1383 ft²

All measurements are approximate and for display purposes only