



34 Coventry Road, Flushing, Falmouth, TR11 5TX

£435,000

A spacious and tastefully appointed village home offering 3 bedroom accommodation with the addition of 2 bath/shower rooms, stylish galley kitchen with adjoining utility, a generously sized living/dining room with wood-burning stove, enclosed and sunny courtyard with useful rear access leading onto neighbouring Kersey Road and Coventry Road. To be sold with the added appeal of no onward chain.

Key Features

- Mid terrace house
- Beautifully appointed galley kitchen
- Enclosed rear courtyard
- No onward chain
- 3 bedrooms, 2 stylish bath/shower rooms
- Wood-burning stove
- Viewing highly recommended
- EPC rating F



THE ACCOMMODATION COMPRISES

From the pedestrian walkway and Coventry Road, a granite threshold and step rises to a part glazed front entrance door with decorative corning and pilasters opening into the:-

ENTRANCE LOBBY

Step down to inset coir matting, feature painted waist height panelling, electrical consumer unit and meter. Part glazed stable door leading into the:-

OPEN-PLAN LIVING/DINING ROOM

A particularly broad and deep room, double aspect with small pane windows to the front and rear elevations. Designated areas providing space for large furniture including deep dining table, sofas etc.

LIVING AREA

Featuring panelling to two walls at waist height level, multi pane sash window to front elevation. Recessed wood-burning stove on polished stone hearth. Recesses either side of chimney breast with shelving and cupboard. Wall lights on dimmer switching, oak-effect flooring. Broad opening into the:-

DINING AREA

Once again, with feature panelling to waist height, stairs rising to first floor level with two under-stair cupboards, one providing coat hooks and the intriguing addition of an open doorway leading to further storage and space for dryer, light and shelving. Tall casement windows to rear elevation providing an outlook over the sunny rear courtyard. Hanging light, telephone point, Rointe thermostatically controlled electric wall heater. Continuation of oak-effect flooring. Contemporary part glazed oak door leading into the:-

GALLEY KITCHEN

A superbly appointed, contemporary and stylishly fitted kitchen comprising an array of panelled units above and below a polished stone worksurface with inset one and a half bowl sink with mixer tap and pattern tiled splashback. Appliances to include Miele electric oven, matching four-ring induction hob over, together with concealed extractor fan over. Above counter Miele microwave and built-in slimline Miele dishwasher. Broad casement windows to side elevation providing much natural light, together with ancillary awning-style window. Tiled flooring, inset downlights, Rointe thermostatically controlled electric wall heater. Two steps rising to the:-

UTILITY AREA

Matching units alike to the kitchen, polished stone worksurface with space and plumbing under for washing machine. Continuation of pattern tiled splashback. Concealed water tank providing pressurised hot water. uPVC stable door to side elevation, double glazed window. Rointe electric wall heater, inset downlights. Door to the:-

GROUND FLOOR SHOWER ROOM

A white three-piece suite comprising low flush WC, pedestal wash hand basin with mixer tap and tiled splashback, walk-in shower cubicle with mains-powered shower, ancillary shower head and tall glazed side panel. Heated towel rail, continuation of tiled flooring and inset downlights. Obscure glazed window to side elevation. Mirror with circular back-lit lighting.

FIRST FLOOR

LANDING

Oak doors providing access to all bedrooms. Ceiling light, inset downlights. Opening leading into rear hallway and family bathroom.

BEDROOM ONE

Step down, situated to the rear, a double room with characterful sloping roof and painted beams, hardwood double glazed casement window, Rointe electric wall heater. Deep recess with built-in oak drawers and open shelving over. Feature panelling to waist height. Wall lights.

BEDROOM TWO

Superbly proportioned with high ceiling and tall multi pane sash window offering plentiful natural light. Rointe electric wall heater, broad recesses either side of chimney breast, ceiling light.

BEDROOM THREE

A classic 'box' room, with multi pane tall sash window offering plentiful light. Loft hatch, Rointe electric wall heater.

From the landing, a small split level leads down to a:-

REAR LANDING

Inset downlights, tall ceiling, sky light. Contemporary oak door opens into the:-

FAMILY BATH/SHOWER ROOM

Stylishly appointed and modern, including walk-in shower with glazing to two sides and dual mains-powered shower, 'floating' vanity unit with two drawers and inset sink with mixer tap, WC, deep contemporary bath with tiled panel, mixer tap and feature colour tiling. Distressed timber-effect flooring, obscured window to side elevation, inset downlights, heated towel rail, Rointe electric wall heater. Shaver socket, extractor fan.

THE EXTERIOR

REAR COURTYARD

An area in which to relax and enjoy the afternoon sun. Laid to cut stone and bordered by panelled fencing, contemporary exterior lighting, space for planters, wood store and garden structures. Rear painted timber gate providing pedestrian access to Kersey Road or Coventry Road. Exterior water tap.

GENERAL INFORMATION

SERVICES

Mains water, electricity and drainage are connected to the property. Telephone point (subject to supplier's regulations). Wood-burning stove to living area. Thermostatically controlled electric heaters to all rooms (excluding kitchen area).

COUNCIL TAX

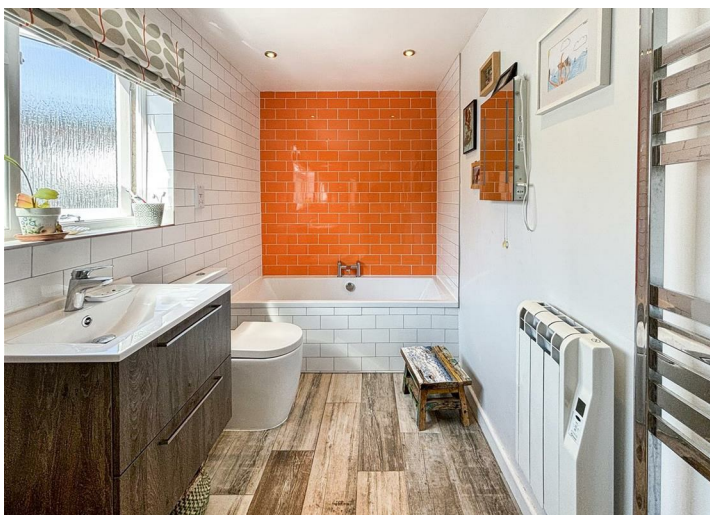
Band C - Cornwall Council.

TENURE

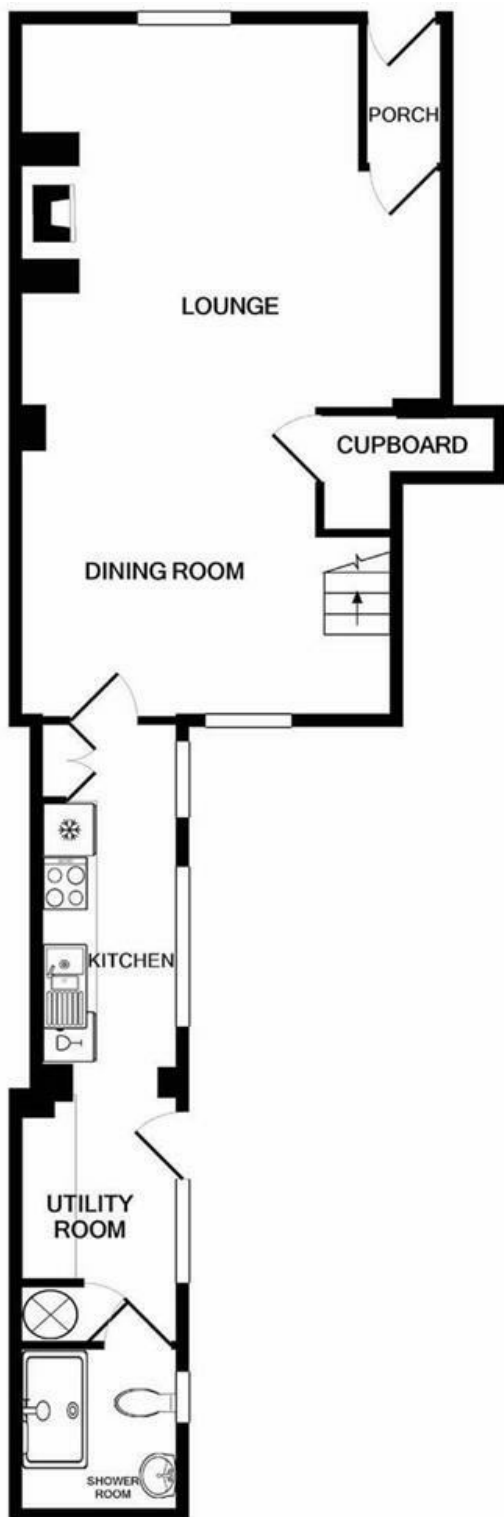
Freehold.

VIEWING

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



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 558 SQ.FT.
(51.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 461 SQ.FT.
(42.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1020 SQ.FT. (94.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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