



64 Swans Reach, Falmouth, TR11 5GG

Guide Price £440,000

A particularly well located 5 bedroom semi detached family home enjoying a cul-de-sac location and set within a short walk via a footpath to nearby Swanpool Lake, Nature Reserve and water sports centre. Arranged over 3 levels, this deceptive home presents an enclosed entrance, cloakroom/WC, double reception room and fitted kitchen on the ground floor, together with 3 double bedrooms and recently re-fitted shower room at first floor level, and 2 further bedrooms with direct access to the gardens via patio doors (allowing flexibility of accommodation, i.e. further reception room/home office), with separate shower room at lower ground floor. Driveway parking exists, together with a generous integral garage.

Key Features

- Well presented semi-detached family home
- Favoured cul-de-sac location
- Sea glimpses
- Driveway parking and integral garage
- 5 bedrooms with principal en-suite shower room
- Close proximity to Swanpool Lake, Nature Reserve, beach and water sports centre
- Sizeable level enclosed lawned garden with substantial hard landscaped patio
- EPC rating C



THE ACCOMMODATION COMPRISES

From the front driveway, a mellow stone path leads to the front door, with exterior courtesy light, opening into the:-

ENTRANCE HALL

Doors to the cloakroom/WC and reception room.

CLOAKROOM/WC

Comprising low flush WC, wall-mounted wash hand basin, and privacy glazed window to side aspect.

LIVING ROOM

A light, double aspect living room spanning the depth of the property, with double glazed windows from both front and rear aspects. Ample space for furniture, incorporating a dining area, and enjoying an outlook towards Swanpool, the treetops beyond, as well as the level, lawned garden.

KITCHEN

A modern fitted kitchen, with a range of eye and waist level units, both above and below a roll top work surface. Inset stainless steel sink and drainer, integrated oven with gas hob and extractor fan, space for fridge and freezer. Cupboard housing recently replaced gas fired boiler servicing domestic hot water and heating. Double glazed window to rear aspect.

GROUND FLOOR LANDING

Accessed via the reception room, with turning staircases to both the lower ground floor and the first floor.

LOWER GROUND FLOOR

LANDING

Doors to bedrooms one and two, walk-in storage cupboard.

BEDROOM ONE

A generously sized double bedroom with double glazed French doors providing access to the paved and lawned rear garden. Radiator, TV aerial point. Door to the:-

EN-SUITE

Comprising low flush WC, pedestal wash hand basin, shower cubicle and extractor fan.

BEDROOM TWO

Another light room, currently utilised as a second reception room. Double glazed French doors opening onto the rear patio/garden.

FIRST FLOOR

LANDING

Doors to bedrooms three, four and five, as well as the shower room.

BEDROOM THREE

Another double bedroom, square in shape, with uPVC double glazed window to rear aspect, enjoying an outlook towards Swanpool with sea glimpses. Radiator.

FAMILY SHOWER ROOM

Re-fitted with sizeable shower cubicle housing boiler-fed shower, low flush WC, and pedestal wash hand basin. Cupboard housing hot water tank.

BEDROOM FOUR

Double glazed window to front aspect, radiator.

BEDROOM FIVE

A double bedroom with double glazed window to front aspect, radiator.

THE EXTERIOR

REAR GARDEN

A particular feature of this sizeable and flexible family home, with access to bedrooms one and two via French doors. A substantial, paved patio, leads to the sizeable, lawned and bordered garden, with a central pathway leading to a further decked area. Fully enclosed with fencing, suitable for those with children and pets. A gated side pathway with steps lead up to to the:-

FRONT DRIVEWAY

A tarmac driveway with further pebbled area providing parking for two vehicles.

INTEGRAL GARAGE

A single garage with up-and-over door, power, and light.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band D - Cornwall Council.

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

