



Laskowski  
&Co



Sunny Corner, 7a Mount Pleasant, Goldenbank, Falmouth, TR11 5BW

£475,000

BRAND NEW AND READY FOR IMMEDIATE OCCUPATION! Located on little known 'Bank Lane', a non-estate, highly individual, modern home, recently constructed by a renowned local builder, benefiting from a desirable 'A' energy rating, incorporating solar panelling and air source heating resulting in 'ultra low' running costs. This exceptional quality, detached new home, is to be sold with 3 double bedrooms (principal en-suite), gardens to 2 sides, driveway parking and a sunny side terrace providing a useful hardstanding.

## Key Features

- Detached new home
- 3 double bedrooms, 2 bath/shower rooms
- Air source heating and solar panels
- Driveway parking
- Exceptional quality with eco credentials
- Neutrally decorated, light interior
- Front and side gardens, sunny side terrace
- EPC rating A





## THE ACCOMMODATION COMPRISES

From the brick pavia driveway, a gently raised and sloped entranceway leads to a contemporary front entrance door with part-obscure glazing and PIR sensor exterior light. Door opens into the:-

### RECEPTION

Light and welcoming, a broad space with natural tiled flooring, inset matting upon entry, underfloor heating controlled via Nu-Heat wall mounted thermostat. Turning staircase with oak handrail leading to first floor level. Oak doors to kitchen/diner, deep under stair storage area with underfloor heating manifold, WC, living room, cloaks cupboard with electrical consumer unit and Panasonic wall-mounted control unit, and finally, dining room/study.

### KITCHEN/DINER

Light and bright double aspect room with broad glazing to both front and rear elevations respectively and incorporating a quality and superbly fitted kitchen boasting an array of light grey handleless units, drawers and cupboards set both above and below a quartz-effect worksurface, together with inset one and a half bowl composite sink with mixer tap. Fitted appliances include: Bosch electric oven, matching four ring induction hob, glass splashback and touch control stainless steel extractor. Built-in Lamona fridge/freezer, built-in Bosch dishwasher, and Bosch washer/dryer. Space for dining table, inset downlights with dimmer switching. Continuation of neutral tiled flooring. Underfloor heating controlled via Nu-heat wall-mounted thermostat.

### WC

Continuation of neutral tiled flooring. Wall-mounted WC with concealed cistern, floating sink with mixer tap and tiled splashback. Recessed obscure window with deep sill. Extractor fan, wall lights, Nu-Heat wall-mounted unfloor heating thermostat.

### STUDY/DINING AREA

Once again, incredibly bright with broad glazing to the front elevation providing a pleasing outlook over the lawned and enclosed front garden. Square in shape with inset downlights, TV aerial point, Nu-Heat wall-mounted underflooring heating thermostat.

### LIVING ROOM

A sensational triple aspect living room with two sets of windows to the front and rear elevations, accompanied by a triple-leaf bi-folding door allowing floods of natural light and offering a favourable indoor/outdoor living space leading directly onto a slate paved side terrace, particularly advantageous for those purchasers wishing to enjoy the morning and afternoon sunshine. Inset downlights, wood-effect flooring, TV aerial point, Nu-Heat wall-mounted underfloor heating.

### FIRST FLOOR

Turning staircase rising to first floor level with large obscure window at mid-landing, together with inset downlights over stairwell.

### LANDING

Particularly spacious with an array of inset downlights,

part-galleried to the stairwell below. Radiator, loft hatch, oak doors to main bathroom, bedroom two, airing cupboard housing large unvented hot water cistern/tank, bedroom three and the principal bedroom.

### BEDROOM ONE

A double bedroom with an array of inset downlights. Casement windows to front elevation, radiator, TV aerial point. 'Dressing' area with sun tunnel feature and space saving oak door leading into the:-

### EN-SUITE SHOWER ROOM

A well used space featuring a quality three piece suite including low flush WC with concealed cistern and marble effect sill over, wall mounted sink with vanity unit, mixer tap and tiled splashback. Corner shower cubicle with curved shower door, wall-mounted controls, handheld attachment and main overhead shower. Inset downlights, Velux window, extractor fan, small strip light. Tiling to floor and shower cubicle. Shaver socket.

### BEDROOM TWO

A well proportioned double room, once again, with interesting sun tunnel feature providing extra natural light, together with inset downlights, radiator, casement window to front elevation. TV aerial point.

### BEDROOM THREE

A light and airy room, classified as a small double, with pleasing outlook in between the apposing rooftops of Mount Pleasant, offering a snapshot over the rolling fields in the direction of Budock and beyond. Inset downlights, TV aerial point, radiator, casement uPVC window.

### MAIN BATHROOM

Once again, a beautifully appointed and well presented three piece suite incorporating a broad vanity unit with cupboards under, inset sink, mixer tap and tiled splashback. Low flush WC, bath with mixer tap and wall-mounted dual headed shower, together with folding side screen. Tiling to wet areas, Velux window, inset downlights, extractor fan, strip light/shaver socket. Further wall-mounted shaver socket.

## THE EXTERIOR

### SIDE AND FRONT GARDEN

Offering a favourable south-easterly aspect, capturing sunlight throughout the day, a lawned front garden enclosed via low walling and timber fencing can be navigated via a gravelled pathway linking to a slate paved side terrace, enclosed with timber fencing and bordered by lawn and mature hedging. A side terrace can be accessed via bi-folding doors from the living room, offering a wonderful sitting out space with contemporary exterior light. A gravelled pathway leads to the rear of the property and opens to a particularly useful concrete hardstanding, measuring approximately 4m x 6m, presenting the ideal space for a Mediterranean-style garden with sunny south-westerly aspect, enclosed by timber fencing and housing the Panasonic air source heater, together with exterior plug sockets and water tap. The concrete hardstanding provides space for garden structures or storage units, as required. A timber garden gate to the front elevation opens onto the:-

## DRIVEWAY

A brick pavia driveway provides a broad parking area, enough for two vehicles.

## GENERAL INFORMATION

### SERVICES

Mains electricity, water and drainage are connected to the property. Telephone points (subject to supplier's regulations). Air source heating with zone controlled underfloor heating to the ground floor and radiators to the first floor. Solar panelling supplementing the air source heating for low running costs.

### TENURE

Freehold.

### VIEWING

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

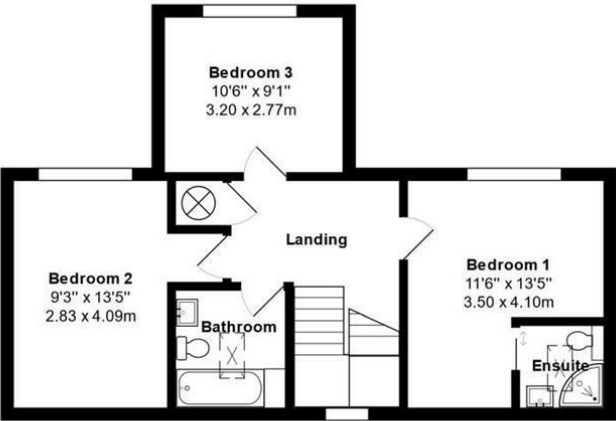
### DIRECTIONAL NOTE

From Bickland Water Road approaching the roundabout into Goldenbank, proceed onto 'Bank Lane' lying between Daveys Close and Treveglos Road. Make a left hand turn at the end of 'Bank Lane' into Mount Pleasant. Between the terrace, an opening on the right hand side gives way to the driveway for 'Sunny Corner'.

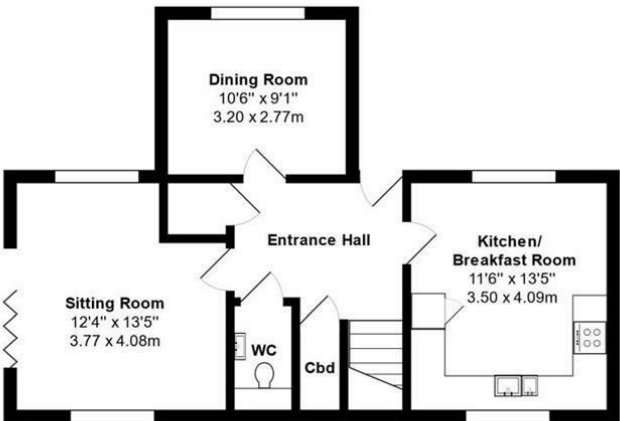




# Floor Plan



**First Floor**  
Approx Area: 52.2 m<sup>2</sup> ... 562 ft<sup>2</sup>



**Ground Floor**  
Approx Area: 52.2 m<sup>2</sup> ... 562 ft<sup>2</sup>  
7a Mount Pleasant, Golden Bank, Falmouth, TR11 5BW  
Total Approx Area: 104.4 m<sup>2</sup> ... 1123 ft<sup>2</sup>  
All measurements are approximate and for display purposes only