



Spinnakers, 76 Swans Reach, Falmouth, TR11 5GG

Guide Price £450,000

A substantial 4 bedroom semi-detached family home, situated in a quiet cul-de-sac within the popular Swans Reach development. This versatile 3-storey property provides over 1500 sq ft of accommodation, comprising on the ground floor: entrance hallway, double bedroom, shower room and single garage. The first floor provides a large east-facing living room, family bathroom and sociable kitchen/dining room. The second floor offers 3 further bedrooms including the principal double bedroom with en-suite shower room. The sheltered Mediterranean-style garden faces west, making the most of the afternoon sun, designed with ease of maintenance in mind and providing plenty of space for entertaining. To the front of the property is off-road parking for 2 cars. Swans Reach is the ideal location for families, with Swanpool Beach and Nature Reserve within an approximate 10 minute walk and both junior and secondary schooling nearby.

Key Features

- Spacious 4 bedroom family home
- Ground floor bedroom and shower room
- Within walking distance to Swanpool Beach
- Integral garage with EV charging point
- Principal bedroom with en-suite
- Popular cul-de-sac location
- West-facing Mediterranean-style garden
- EPC rating C



THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

A deep covered entrance area with exterior courtesy lighting and access to an external store, adjacent to a double glazed front entrance door opening into the:-

ENTRANCE HALLWAY

Convenient internal access to the garage and additional doors to the ground floor shower room, two fitted cupboards, utility room and bedroom four. Airing cupboard housing mega flow hot water cylinder with shelving.

SHOWER ROOM

Shower cubicle with mosaic-style tiling, mixer shower unit. Wall-mounted wash hand basin with tiled splashback, low flush WC. Radiator.

UTILITY ROOM

1.61m x 3.14m

A deep utility room with external door providing access to the garden. Worksurface space with inset stainless steel sink, mixer tap and drainer. Space and plumbing for washing machine and tumble dryer, further additional storage cupboards. Wall-mounted Ideal gas fired boiler providing central heating and hot water. Radiator.

BEDROOM FOUR

3.12m x 3.14m

A spacious ground floor bedroom with double glazed window overlooking the rear garden. Radiator.

FIRST FLOOR

LANDING

Stairs rise from the entrance hallway and continue to the galleried second floor landing. Doors to the living room, bathroom and kitchen/dining room.

LIVING ROOM

4.91m x 4.85m

Second measurement decreases to 12'2" (3.71m). A light and bright reception room, enjoying the morning sun with uPVC double glazing to the front elevation. Two radiators, TV aerial socket, telephone point.

KITCHEN/DINING ROOM

16'0" x 10'3" (4.90m x 3.14m)

A family-friendly and sociable room with space for large dining furniture and chairs. Fully fitted kitchen with timber-effect cupboards and drawers at base and eye-level with tiled splashback. Round-edged worksurfaces with four-ring gas hob, double Neff oven and extractor hood. Space and plumbing for dishwasher and full height fridge/freezer. One and a half bowl stainless steel sink with mixer tap and drainer. Two uPVC double glazed windows overlooking the rear garden. Radiator, tile effect laminate floor.

BATHROOM

5'6" x 6'3" (1.68m x 1.92m)

White three piece suite comprising a panelled bath, low flush WC, and pedestal wash hand basin. Part tiled wall. Obscure uPVC double glazed window to the side elevation.

SECOND FLOOR

LANDING

A spacious, galleried landing with doors to the principle bedroom, bedroom two and three.

PRINCIPAL BEDROOM

16'0" x 10'6" (4.90m x 3.21m)

A particularly light and spacious double bedroom with two double glazed windows overlooking the rear garden. Ample space for free-standing furniture. Radiator, TV aerial socket. Door to the:-

EN-SUITE SHOWER ROOM

5'7" x 6'5" (1.71m x 1.96m)

Featuring a broad shower cubicle with tiled walls, mixer shower attachment and sliding screen, pedestal wash hand basin, low flush WC. Radiator. Obscure double glazed window to the side elevation. Extractor fan

BEDROOM TWO

First measurement narrows to 5'2" (1.58m) providing a useful recess for free-standing furniture or potentially fitted wardrobes. Another double bedroom with double glazed window to the front elevation with glimpses of the sea between the neighbouring rooftops. Radiator.

BEDROOM THREE

2.21m x 3.75m

First measurement narrows to 5'6" (1.70m) adjacent to the doorway. Enjoying a glimpse of Swanpool Beach and the open sea beyond, uPVC double glazed window to the front elevation.

THE EXTERIOR

INTEGRAL GARAGE

Accessed via an integral door from the entrance hallway or via a metal up-and-over door from the front drive. Power and lighting connected. Ohme EV charging point. Additional storage cupboards to the rear. This integral garage provides the potential to convert into further accommodation if desired (subject to any permissions).

DRIVEWAY PARKING

Private off-road parking for two vehicles.

REAR GARDEN

A delightful Mediterranean style garden, west facing and enjoying a particularly sunny lower level patio with flower bed borders, including small olive trees. Steps lead to an upper level of shingle with secure timber fencing on either side and attractive stone walling to the rear with mature hedge providing privacy. Further flower bed borders with retaining walls.

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

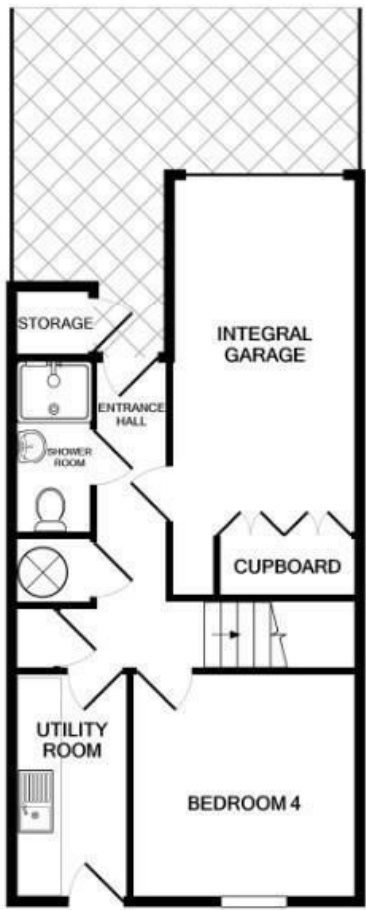
VIEWING

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





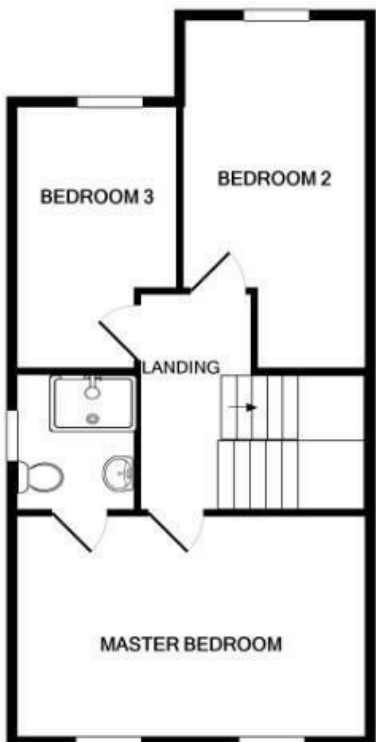
Floor Plan



GROUND FLOOR



1ST FLOOR



2ND FLOOR



76 SWANS REACH FALMOUTH TR11 5GG
TOTAL APPROX. FLOOR AREA 140.0 SQ.M. (1507 SQ.FT.)

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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