



38 Kersey Road, Flushing, Falmouth, TR11 5TR

Guide Price £395,000

A deceptively spacious, semi-detached, 3 storey home located within the heart of the ever-popular waterside village of Flushing, providing thoroughly updated and superbly modernised 3 (possibly 4) bedroom accommodation with lower ground floor dining room/family room featuring a wood burning stove, extended sun room with contemporary ceiling lantern offering plentiful natural light, and French doors to the far side allowing access out onto an enclosed, secure and sheltered rear courtyard garden, ideal for al fresco dining, or social gatherings. In all, a stylish property with versatile and low maintenance accommodation.

Key Features

- Deceptively spacious and stylish village home
- Contemporary and quality fitted kitchen
- Arranged over 3 levels with versatile layout
- Conveniently located for all village amenities
- 3 (possibly 4) bedroom accommodation
- Lower ground floor dining room with wood burning stove
- Rear courtyard garden with exterior WC
- EPC rating E



THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

From Kersey Road, a granite threshold and step rises to a recessed and Victorian tiled threshold with replacement uPVC entrance door with part obscure glazing and glazed fan light, opening into the:-

ENTRANCE HALLWAY

A bright and welcoming entrance with stairs rising to first floor, part galleried stairwell below. Engineered oak flooring, ceiling light, Rointe electric wall heater. Cupboard housing consumer unit and meter. Access to lower ground floor level and panelled doors leading to bedroom three and:-

LIVING ROOM/BEDROOM FOUR

13'3" x 9'11" (4.05m x 3.03m)

Currently a living area which could be utilised as a bedroom, double aspect with uPVC double glazed sash windows to the front and rear offering plentiful natural light. Corner recesses providing space for built-in storage if required. Rointe electric wall heater, TV aerial point, ceiling light. Prospective purchasers should be aware a central fireplace has been covered over but could be re-instated, if desired.

BEDROOM THREE

10'0" x 7'0" (3.07m x 2.14m)

A single bedroom or possible study, with broad uPVC double glazed window to the rear elevation providing an elevated outlook over the enclosed courtyard garden and rooftops of Flushing village. Ceiling light, Rointe electric wall heater.

FIRST FLOOR

SPLIT LEVEL LANDING

Stairs rising to a front landing. Ceiling light, positive airflow system. Small step into the:-

BEDROOM TWO

10'0" x 7'0" (3.07m x 2.14m)

Another single bedroom, suitable for a child or possible study. Elevated views over the rear courtyard and surrounding rooftops of Flushing village. Ceiling light, Rointe electric wall heater.

FRONT LANDING

Three steps rise to a small front landing with panelled doors leading to bedroom one and family bathroom. Airing cupboard housing Tempest pressurised hot water cylinder.

BEDROOM ONE

14'2" x 10'0" (4.33m x 3.06m)

A nicely proportioned double bedroom with double glazed sash window offering much natural light. Two feature three quarter height alcoves with space for bedroom furniture. Rointe electric wall heater, ceiling light.

FAMILY BATHROOM

7'0" x 4'10" (2.14m x 1.48m)

A beautifully appointed white three-piece suite comprising a pedestal wash hand basin with contemporary splashback, low flush WC, three quarter size bath with mixer tap and hand-held shower attachment, mains-powered shower and

clear glazed shower screen. Contemporary panelling to bath/shower and contemporary tile-effect flooring. Obscure glazed uPVC sash window to rear elevation. Inset downlights, loft hatch and extractor fan. Heated towel rail.

LOWER GROUND FLOOR

DINING ROOM/SNUG

13'3" x 11'6" (4.06m x 3.52m)

Descending from the ground floor landing, a particularly cosy and well proportioned dining room which could be utilised as a snug, with feature wood-burning stove, recessed and set on a tiled hearth. Small alcove providing useful space for furniture. Built-in and open under-stair storage, inset downlights with dimmer switching. Rointe electric wall heater, clear glazed uPVC inner door providing access into the dining area and opening leading into the:-

KITCHEN

9'0" x 6'0" (2.75m x 1.83m)

Utilising space incredibly well and innovative in design, a wonderfully fitted, contemporary kitchen, providing a number of fitted units and drawers to three sides with marble-effect worksurface, inset composite sink with drainer and mixer tap, tiled splashback at midpoint. Appliances including slimline Lamona built-in dishwasher, Rangemaster stainless steel electric oven with grill feature, four-ring ceramic hob and contemporary extractor. Space for tall fridge/freezer, varying bespoke oak shelving. Double glazed window to rear elevation providing an outlook over the enclosed rear courtyard with deep oak sill under, light-borrowing window leading into the dining area with broad and deep oak sill. Inset downlights, oak flooring.

GARDEN ROOM

10'4" x 6'6" (3.16m x 2.00m)

A particularly clever addition, an exceptionally good use of space, incorporating a contemporary garden room with broad ceiling lantern providing plentiful natural light, clear glazed French doors to the rear, tiled flooring, inset downlights with dimmer switching. Space and plumbing for washing machine and dryer. Doors to the rear leading onto the:-

THE EXTERIOR

REAR COURTYARD

Beautifully laid out with stone retaining walls, garden pathway leading to a timber garden gate providing access to the far side, out and around onto Kersey Road or, alternatively, through and onto Coventry Road. A raised area of patio provides a wonderful and sheltered sunny sitting-out space with planted borders retained by landscaping timbers to either side. External water tap. An obscure glazed door to the corner opens into the:-

EXTERNAL WC

Providing the option of being a utility area if required. Low flush WC, basin with mixer tap. Timber sill with tiled splashback. Contemporary mosaic tiled flooring. uPVC obscure glazed window to side elevation, ceiling light.

GENERAL INFORMATION

SERVICES

Mains water, electricity and drainage are connected to the property.

COUNCIL TAX

Band B - Cornwall Council.

TENURE

Freehold.

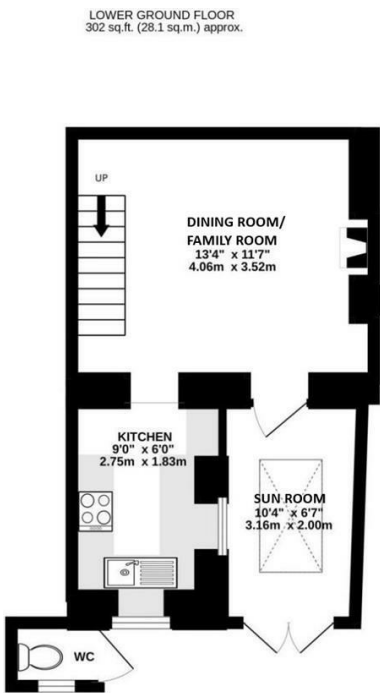
VIEWING

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





Floor Plan



TOTAL FLOOR AREA : 844 sq.ft. (78.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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