



Trotters Way, 11 Laflouder Fields, Mullion, Helston, Cornwall TR12 7EL
£385,000



Set in a highly favoured residential area in the much sought after large village of Mullion, this four bedroom detached house would make a great family home having spacious accommodation and being set in a good size plot giving some great outdoor space. The property also enjoys some fabulous sea, coastal and countryside views as well as being located within easy reach of the many excellent amenities that Mullion has to offer. This is certainly one not to be missed and your earliest appointment to view is highly recommended.



CANOPIED ENTRANCE

With outside courtesy light and an obscured UPVC double glazed door with matching side screen opening into:

ENTRANCE HALLWAY

Radiator, open tread staircase to the first floor with under stairs storage area, built in airing cupboard housing modern factory lagged hot water cylinder with immersion heater and timber slatted shelving, doorways off to all rooms including:

SHOWER ROOM

Fully tiled and fitted with a shower cubicle, low level WC, pedestal wash hand basin, radiator, half tiled walls and a leaf pattern obscured UPVC double glazed window.

BEDROOM FOUR

11'0 x 8'0 (3.35m x 2.44m)

This room is currently used as a study/store room with UPVC double glazed window to the front aspect, radiator and a built in cupboard.

DINING ROOM

11'0 x 9'0 (3.35m x 2.74m)

UPVC double glazed window overlooking the garden and enjoying distant countryside and sea views, radiator, glazed door into kitchen and an opening through to the:

LOUNGE

23'0 x 12'8 (7.01m x 3.86m)

A spacious triple aspect room with feature local stone ornamental fireplace with slate hearth and adjacent TV/display shelf, two radiators, two walls lights and two central lights, sliding patio doors opening into:

CONSERVATORY

17'9 x 11'3 (5.41m x 3.43m)

A superb triple aspect room enjoying countryside, farmland and coastal views, radiator, double opening doors out to the patio and garden.

KITCHEN/BREAKFAST ROOM

17'7 x 8'10 (5.36m x 2.69m)

Fitted with a range of wall and base units to include drawers, roll edge granite work surfaces incorporating a stainless steel one and a half bowl sink and drainer unit, full height larder/spice cupboard, Britannia electric double oven with five ring ceramic hob and Britannia stainless steel extractor hood over, plumbing and space for washing machine, space for fridge/freezer, radiator, tiled flooring, built in breakfast bar with UPVC double glazed window over enjoying the wonderful aforementioned views, obscured UPVC double glazed door to outside and the canopied garage entrance.

FIRST FLOOR LANDING

Access to insulated and part boarded loft space, internal doors to all rooms including:

BEDROOM ONE

15'9 narr to 10'3 x 12'9 (4.80m narr to 3.12m x 3.89m)

A light and bright dual aspect room enjoying some lovely countryside and coastal views, radiator, triple built in wardrobe unit with hanging rail and shelving, access to eaves storage.

BEDROOM TWO

12'6 x 7'0 (3.81m x 2.13m)

Two UPVC double glazed windows again taking in the wonderful aforementioned views, radiator, double built in wardrobe unit with cupboards over, access to eaves storage area.

BEDROOM THREE

9'6 x 9'4 (2.90m x 2.84m)

Double built in wardrobe with central vanity unit having storage cupboards over, radiator, UPVC double glazed window overlooking the garden.

BATHROOM

11'4 x 5'5 (3.45m x 1.65m)

Fitted with a suite comprising a panel bath with fully tiled surround, shower over and shower screen, white low level close coupled WC, wash hand basin set in vanity unit with cupboards under, ladder effect heated towel rail, tiled flooring, leaf pattern obscured UPVC double glazed window and a Dimplex fan heater.

OUTSIDE

ATTACHED GARAGE

18'3 x 10'0 (5.56m x 3.05m)

With light, power and water connected, Belfast sink, plumbing and space for washing machine and tumble dryer, oil fired central heating boiler, rear window, electrically operated roller garage door opening out onto a brick paved driveway with wrought iron gates providing further off road parking for two cars.

GARDENS

As previously mentioned, the property is set on a good size plot and the gardens which surround the property are laid to lawn with flower and shrub borders plus an area of meadow grass that has many wild plants attracting a variety of wildlife. Outside there is also a patio area, oil tank and from many areas of the garden the wonderful sea, coastal and countryside views can be enjoyed.

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

ANTI MONEY LAUNDERING REGULATIONS - PURCHASERS

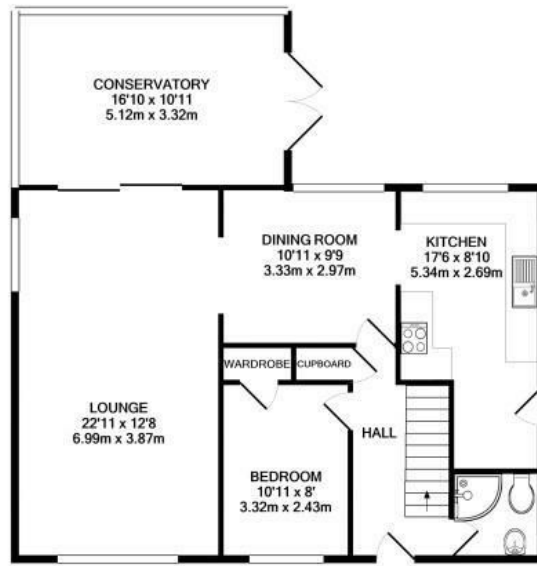
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - PURCHASERS

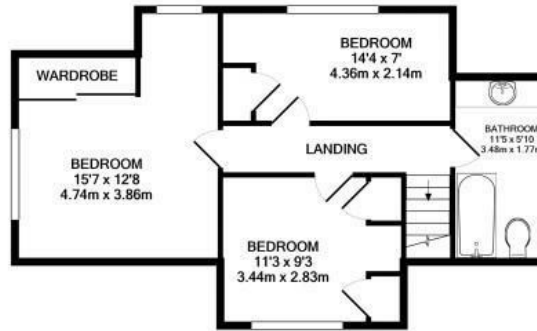
Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.







GROUND FLOOR
APPROX. FLOOR
AREA 927 SQ.FT.
(86.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 509 SQ.FT.
(47.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1436 SQ.FT. (133.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		71
(81-91) B		
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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