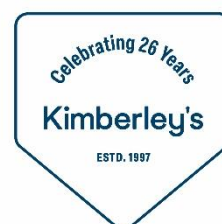




Nr. Mawnan Smith

An individual and spacious detached bungalow
Popular location facing protected woodland
Oak finish UPVC double glazed windows and doors
Oil-fired central heating by radiators
A fabulous open plan living/dining/kitchen
Four/five bedrooms, two bathrooms
Engineered oak flooring in the living areas
Plenty of parking for several vehicles
Delightful, terraced gardens backing fields
Garden recreation room/bar, timber garage and workshop



Guide £650,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

01326 311400
www.kimberleys.co.uk

REF: SK6968



We are delighted to offer as our client's sole agents, this highly individual four/five bedroom detached bungalow which is set in a prominent rural location on the way to Mawnan Smith and The Helford River, facing light protected woodland to the front and on to open fields at the rear.

The Coppice comes to the market for the first time in 14 years since our client purchased the bungalow through our agency and over the years, they have completely revitalised the property with oak finish UPVC double glazed windows and doors, engineered oak flooring to the living areas, a fabulous new open plan living kitchen/dining room and two new bathrooms.

This versatile and spacious home is designed to meet the needs of a growing family with accommodation including; a long reception hall, large open plan living/kitchen/dining room and utility alongside, principal bedroom with luxurious en-suite shower room, three/four further bedrooms and a luxury family bathroom.

Outside the bungalow to the front sits a large, gravelled driveway, capable of parking several vehicles. An electric car charging point is in place by the front door. At the rear of the property sits delightful, terraced gardens with courtyard, timber workshop and garage, two levels of lawn backing fields and a large recreational room with bar.

This fine home sits around a mile from the popular vibrant village of Mawnan Smith and The Helford River Estuary with its sailing waters and picturesque coastline. The village has good local amenities including a convenience store, Red Lion Public House, independent shops in the square, football, cricket and bowling clubs, a highly regarded primary school and botanical gardens namely Glendurgan, Trebah and Carwinion.

An early viewing is highly recommended to secure this delightful home.

Why not call for your appointment to view today?

THE ACCOMMODATION COMPRISES:

Light oak finish UPVC double glazed front door with frosted privacy panel to:

RECEPTION HALL

Having quality engineered oak flooring, inset ceiling spotlights, radiator, cloaks cupboard, double glazed window with vertical blind overlooking the driveway, access via a loft ladder to the insulated loft space which has lighting and part boarding, access to all principal rooms.

LIVING/DINING/KITCHEN 9.45m (31'0") x 4.47m (14'8")

A delightful bright triple aspect family room which is the hub of the property and with a double glazed window overlooking the front with a pleasant outlook to light woodland opposite, two windows to the side aspect, Velux windows on either side of the pitch over the kitchen and broad double glazed patio doors with Vertical blinds leading on to the garden. This fabulous all purpose family room has continued light oak flooring, three radiators, TV aerial point, inset ceiling spotlights, light oak and glazed internal door to and from the hallway.

KITCHEN AREA

This amazing kitchen is equipped with a full range of matching wall and base units in pale grey, brushed steel handles, Silestone granite work surfaces and splashbacks, a range of quality incorporated appliances including and induction hob with matching stainless steel extractor hood over, Hotpoint oven and microwave, Hisense dishwasher, matching central island unit with Silestone granite surface, inset sink and drainer, chrome swan neck easy-on mixer tap over, incorporated breakfast bar and cupboards under, wine rack, TV aerial point, three over counter stainless steel droplights, space for dining table and chairs, light oak and glazed internal door leading to:

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UTILITY ROOM 2.29m (7'6") x 1.40m (4'7") Having double glazed window overlooking the rear, roll top work surfaces, plumbing for washing machine and space for condensing tumble dryer below, space for American style refrigerator/freezer and plumbing for same, radiator, broom cupboard, continued engineered oak flooring.

PRINCIPAL BEDROOM 3.68m (12'1") x 3.28m (10'9") measured to wardrobe front and plus recess.

A lovely main bedroom with double glazed window enjoying a pleasant outlook over the rear courtyard garden, radiator, a range of fitted wardrobe cupboards housing hanging space and shelving, TV aerial point, coved cornicing, fitted carpet, door to:

EN-SUITE SHOWER ROOM 1.98m (6'6") x 1.68m (5'6")

Luxuriously appointed with a large walk-in fully tiled shower cubicle, chrome mixer shower featuring a conventional and rainfall head, glass screening, china wash hand basin with chrome easy-on waterfall taps set on a beech effect vanity unit with cupboards below and matching mirrored bathroom cabinet over, chrome ladder style heated towel rail, recessed frosted double glazed window, attractive ceramic tiled walls and flooring, inset ceiling spotlights, roller blind.

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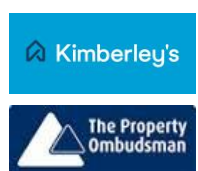


BEDROOM TWO 3.05m (10'0") x 2.74m (9'0")

Having a UPVC double glazed window overlooking the rear courtyard garden, radiator, fitted carpet, central ceiling light, inset ceiling spotlights.



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BEDROOM THREE 3.20m (10'6") x 2.84m (9'4")

Again, with double glazed window enjoying a lovely outlook across to light woodland opposite, radiator, coved cornicing, fitted carpet.



BEDROOM FOUR 3.05m (10'0") x 2.74m (9'0")

Double glazed window overlooking the rear courtyard garden, radiator, fitted carpet, coved cornicing, inset ceiling spotlights.

RECEPTION/BEDROOM FIVE 5.08m (16'8") x 3.61m (11'10") at its widest point.

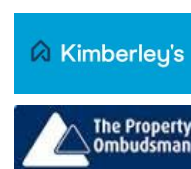
An extremely versatile room which could be another reception room or larger bedroom and this has a dual aspect with double glazed windows overlooking the side, shallow curved bay and Vertical blind having a pleasant outlook across towards protected woodlands opposite, radiator, recess for a flat screen TV, coved cornicing, inset ceiling spotlights, fitted carpet, dimmer switch lighting panel.

BATHROOM 2.84m (9'4") x 1.63m (5'4")

Again, luxuriously appointed with a white suite comprising; Whirlpool panelled bath, contemporary chrome mixer taps and hand shower, thermostatically controlled electric shower and folding glass screen, low flush wc, chrome ladder style heated towel rail, Cersanit pedestal wash basin with contemporary chrome mixer tap and fitted mirror over, fully tiled walls and flooring, inset ceiling spotlights, recessed frosted double glazed window, extractor fan.



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OUTSIDE

To the front of the bungalow there is an extensive granite gravelled driveway which is sheltered from the road with rendered and painted block retaining walls and timber capping. This large area has plenty of room for parking and turning for several vehicles. An electric car charging point is also set to the front of the property. Pedestrian access exists to the left hand side of the property and to the right, a driveway which takes you to a small **TIMBER GARAGE 4.37m (14'4") x 3.28m (10'9")** currently used as a workshop and with double opening doors to the driveway, lighting and power. There is a **UTILITY/STORE ROOM measuring 2.01m (6'7") x 1.85m (6'1")** attached to the garage and this has a fitted work surface and cupboards under, space for an under counter refrigerator, ceramic tiled flooring, dual aspect double glazed windows, strip light, electric fuse box, painted and glazed door.



REAR COURTYARD

This is a delightful, sheltered area with an extensive timber decked patio and gravelled areas, oil tank, steps leading up to the second level of garden which has a level lawn, established Griselinia hedge, a raised children's activity area, an extensive timber decked patio which is ideal for relaxing and entertaining your family and friends, barbecue area, built-in bench seating and ...

RECREATION ROOM WITH BAR 5.38m (17'8") x 3.89m (12'9") plus BAR AREA 1.90m (6'3") x 1.14m (3'9")

A brilliant recreation and entertainment space with soft wood windows, aluminium framed double glazed sliding patio doors, lighting and power, optional pool table in place and over table lighting.



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STEPS LEAD FROM THE DECKING TO THE TOP LAYER OF GARDEN

An extensive level lawn, timber garden shed, closed board fencing on all perimeters giving privacy and seclusion.



SERVICES

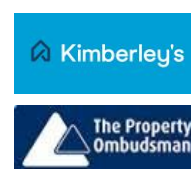
Mains water and electricity, private drainage, oil-fired central heating by radiators.

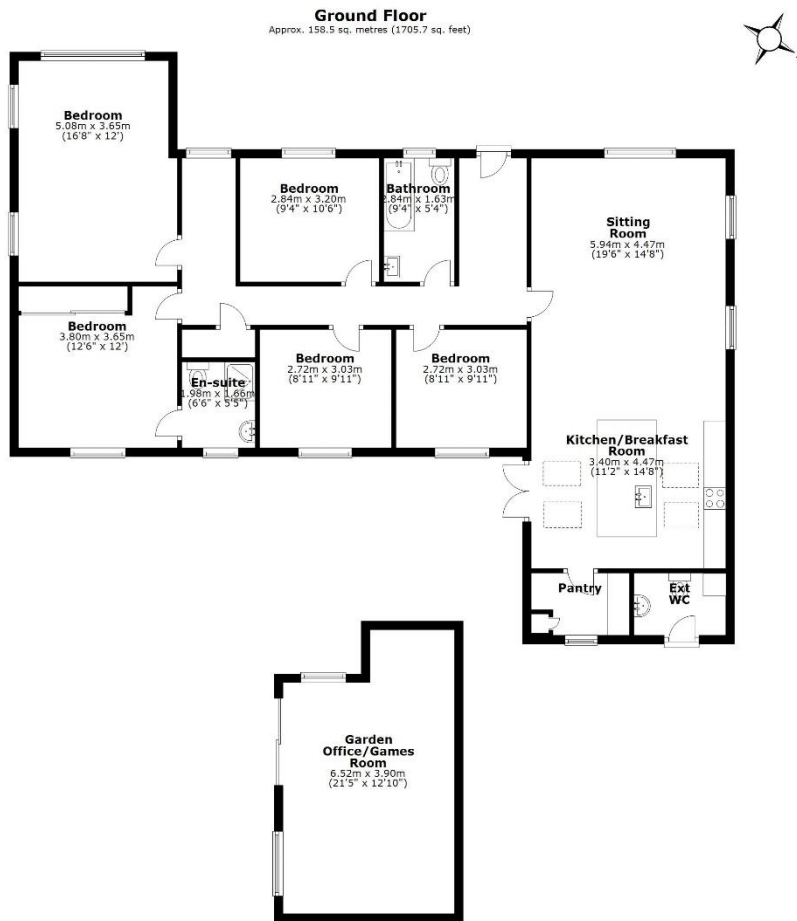
COUNCIL TAX Band D.

MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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Total area: approx. 158.5 sq. metres (1705.7 sq. feet)

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.
Plan produced using Planific.

The Coppice, Mawnan Smith

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