



Falmouth

A stunning SNW built family home
Available immediately with 'no onward chain'
Beautifully restored, extended and presented
Gas central heating, new UPVC double glazing
A fabulous luxurious kitchen and newly built living room
Sitting room with fireplace
New carpets and flooring
Three good bedrooms, well appointed bathroom/wc
Attached garage and driveway parking
Open plan front gardens, landscaped rear gardens with patio



Guide £385,000 Freehold

**ENERGY EFFICIENCY RATING
BAND C**

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REF: SK7036



We are delighted to offer as our clients' sole agents, this stunning, three bedroom semi-detached (linked by a garage) family home which is set on the outer fringes of Falmouth in one of the most popular developments at Goldenbank which is just a short distance from Swanpool Nature Reserve and the Beach, the sea front, Falmouth Golf Club and a selection of educational facilities.

This amazing house was built as part of the first phase of this SNW development and has pleasing red brick elevations making this a lower maintenance property. This particular style continues to prove very popular with families and investors alike so we expect plenty of interest from potential buyers.

Our clients bought the property from us just over two years ago and during that time, the house has been beautifully restored, re-modelled and extended into a bright and welcoming home with a distinctly Mediterranean theme.

Packed with plenty of features including gas central heating by radiators, new UPVC double glazed windows and doors, a fabulous new fitted kitchen with appliances and quartz work surfaces open plan to a stunning newly built living room, a new bathroom and a combination of hard wearing wood finish flooring and fitted carpets, new internal doors.

The accommodation in brief includes; an entrance hall, a sitting room with fireplace, a large open plan kitchen/dining room and newly built living room, three bedrooms and a bathroom/wc combined. Outside the property you will see an attached garage and tarmac driveway, a simple open plan front garden and at the rear beautifully landscaped gardens with patio, decking and well stocked flowerbeds.

We thoroughly recommend an immediate viewing to secure this beautiful home so why not call for and arrange a personal viewing today?

THE ACCOMMODATION COMPRISES:

A step from the driveway leads to a grey composite front door with frosted privacy panels and canopy over which takes you into:

RECEPTION HALL

Double radiator, staircase to first floor, hard wearing wood finish flooring, glass internal door to:

SITTING ROOM 4.39m (14'5") x 3.78m (12'5")

A delightful and bright introduction to the home with continued hard wearing wood finish flooring which continues to the kitchen/dining room and living room, new UPVC double glazed windows overlooking the front aspect, double radiator, TV aerial point, wall mounted electric fire with quartz mantle over, under

stairs storage cupboard, coved cornicing, glass door to:



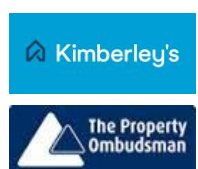
KITCHEN/DINER/LIVING ROOM

KITCHEN/DINER SECTION 4.09m (13'5") x 3.53m (11'7")

LIVING ROOM SECTION 4.50m (14'9") x 4.27m (14'0")

A stunning re-modelled and extended open plan kitchen/diner and newly built living room that has been comprehensively fitted with a full range of matching wall and base units in white, wrap around quartz work surfaces, over counter lighting, a matching central island unit with large quartz breakfast bar and work surfaces which has an incorporated Villeroy and Boch sink and brass effect mixer tap over, incorporated cupboards under, Bosch induction hob and black glass cooker hood over, dishwasher, further matching set of units with built-in Bosch electric double oven and vertical carousel alongside, built-in Samsung American style refrigerator/freezer with cold drinks dispenser, impressive lighting with inset ceiling spotlights and a drop light over the dining area. This beautiful kitchen is open plan to an amazing living room which enjoys a fabulous bright and open triple aspect with double glazed windows overlooking the rear, broad double glazed sliding patio doors and matching side panels and double glazed panels in the pitched roof line, TV aerial point, continued hard wearing wood finish flooring, two vertical contemporary double radiators.

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.





STAIRCASE WITH FITTED CARPET TO:

FIRST FLOOR LANDING

With double glazed flank window and roller blind, access to insulated loft space, airing cupboard with Worcester gas central heating boiler (combi) and slatted shelving.



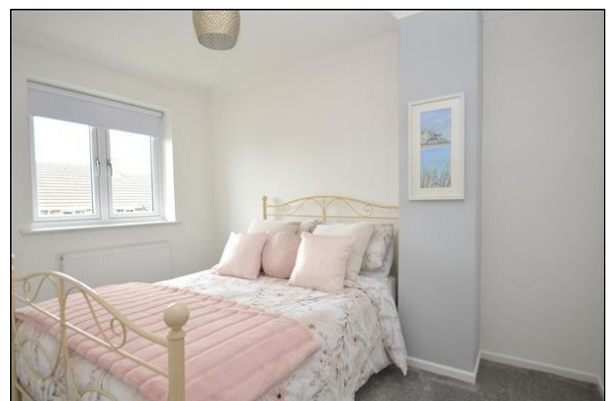
BEDROOM ONE 4.17m (13'8") x 2.84m (9'4") into recess.

With fitted carpet, coved cornicing, radiator, double glazed window overlooking the rear aspect, six-panelled internal door.

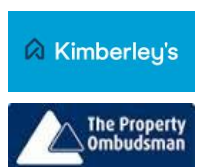


BEDROOM TWO 3.53m (11'7") x 2.54m (8'4")

Another good sized double bedroom again with double glazed window overlooking the front and roller blind, radiator, coved cornicing, six-panelled internal door.



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BEDROOM THREE 2.36m (7'9") x 0.91m (3'0")

With double glazed window and roller blind overlooking the front aspect, radiator, fitted carpet, coved cornicing, six-panelled internal door.



beautifully well stocked, raised flowerbeds and rockeries sporting a wide variety of plants and shrubs. There is an outside cold water supply on the side of the house.



BATHROOM 2.08m (6'10") x 1.65m (5'5")

A luxuriously appointed new bathroom with white suite comprising; panelled bath with contemporary chrome easy-on hot and cold taps, Mira Sport thermostatically controlled electric shower and fully tiled surround, pedestal hand wash basin with contemporary chrome mixer tap, low flush wc, stainless steel ladder style heated towel rail, mirrored bathroom cabinet, shaver point, spotlights, frosted double glazed window and roller blind, hard wearing wood finish flooring, six-panelled internal door.



COUNCIL TAX Band C.

SERVICES Mains drainage, water, electricity and gas.

MONEY LAUNDERING

Intending purchasers will be asked to produce identifying 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.

FLOORPLAN

OUTSIDE

ATTACHED GARAGE 5.31m (17'5") x 2.57m (8'5")

With up and over door, light and power, eaves storage, wall mounted gas meter, personal double glazed door leading to and from the garden.

GARDENS

At the front of the house there are open plan lawned gardens. At the rear of the house there are beautiful rear gardens landscaped for ease of maintenance and featuring slate patio which is approached from the garden room and a step up to an area of composite decking which is ideal for relaxing and entertaining your family and friends in the afternoon and evening sunshine, a small area of lawn which is surrounded by



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