



## Falmouth

A substantial 1930's semi-detached house  
Prominent and popular elevated location  
Walking distance to Falmouth School and the Sports Hub  
Gas central heating, UPVC double glazing, DRI-ECO-LC ventilation system  
Two reception rooms, shower room/wc  
Three bedrooms, dressing room, family bathroom  
Fitted kitchen and utility room  
Detached garage and multiple driveway parking  
Well stocked private gardens  
Clear Mundic Block Test (Class A1 - 2023)



**Guide £485,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND E**

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REF: SK7058



We are delighted to offer as our clients sole agents, this delightful 1930's built semi-detached house which is set in a popular and elevated non-estate location on the outer fringes of Falmouth and within walking distance of Falmouth School, The Sports Hub at Union Corner and the business parks along Bickland Water Road.

This spacious family home is offered in good condition throughout and has a clear Mundic Block Test (Class A1 – 2023) and is packed with features including; gas central heating by radiators, a combination of UPVC double and triple glazed windows and doors, focal point fireplaces with wood burning stove in the sitting room, white panelled internal doors and quality floor coverings throughout.

The well planned accommodation includes a reception hall, a sitting room overlooking the front gardens, a separate dining room with patio doors leading to the west facing rear garden, fitted kitchen, an L-shaped utility room, cloakroom/wc and on the first floor, three bedrooms and a walk-through dressing room and finally, a family bathroom/wc combined. Outside the property there is a detached garage alongside, a tarmac driveway with ample parking for up to six vehicles if parked sensibly and at the rear, well stocked, enclosed gardens with a sunny aspect and patio.

**An early viewing is highly recommended to secure this fine property.**

**Why not call for an appointment to view today?**

#### **THE ACCOMMODATION COMPRISES:**

From the driveway and open and covered porch with quarry tiled flooring, UPVC double glazed front door with frosted privacy glass to:

#### **RECEPTION HALL**

Having a staircase to the first floor, under stairs recess, flank UPVC double glazed window, hard wearing wood finish flooring, radiator, access to principal rooms.

#### **SITTING ROOM 4.22m (13'10") x 3.71m (12'2")**

A lovely bright main reception room which bathes in the morning sunshine which streams in through the angular bay with UPVC double glazed windows, which have a pleasant outlook over the front gardens, TV aerial point, a focal point wood burning stove set on a dark slate hearth with solid wood mantle over, picture rail, double radiator, four-panelled internal door.



#### **DINING ROOM 3.96m (13'0") x 3.66m (12'0")**

Another bright reception room, this time with UPVC double glazed door and Vertical blind having a pleasant outlook over the gardens and leading to the patio, a focal point fireplace with polished stone inset and hearth and electric fire, hard wearing vinyl flooring, double radiator, four-panelled internal door, TV/satellite point.



#### **KITCHEN 3.68m (12'1") x 2.31m (7'7")**

Equipped with a range of matching wall and base units in high gloss white, brushed steel handles, roll top work surfaces and chequerboard black and white ceramic tiling over, 1 1/2 bowl single drainer stainless steel sink unit with chrome swan neck mixer tap, dishwasher, induction hob with extractor hood over, Blomberg double oven and grill, spotlights on tracking, double glazed window overlooking the side, wall mounted consumer box, vinyl flooring, multi-paned internal door to:





**UTILITY ROOM 3.89m (12'9") x 1.55m (5'1") plus 1.70m (5'7") x 1.37m (4'6")**

A good sized utility room which enjoys a bright dual aspect with double glazed windows overlooking the garden, frosted double glazed door leading to the side of the house, a range of fitted wall and base units and roll top work surfaces, plumbing for washing machine, space for tumble dryer, vinyl flooring, Worcester gas combination boiler.

**SHOWER ROOM/WC**

Luxuriously appointed with a white suite comprising; large semi-quadrant shower cubicle with Aqua panelling, mixer shower and curved screen, china hand wash basin with chrome mixer tap set on a vanity unit, low flush wc alongside, fitted mirror, frosted double glazed window, extractor fan, vinyl flooring, four-panelled internal door.

**TURNING STAIRCASE FROM HALL TO:**

**FIRST FLOOR LANDING**

Double glazed window overlooking the front aspect, fitted carpet, ladder and access to a large attic space which has a Velux window and fitted carpet.

**BEDROOM ONE 3.68m (12'1") x 3.43m (11'3")**

A bright main bedroom with UPVC triple glazed windows and Vertical blinds enjoying a pleasant outlook over the front garden and to the coastline in the distance, radiator, picture rail, four-panelled internal door.



**BEDROOM TWO 3.96m (13'0") x 3.43m (11'3")**

Double glazed window overlooking the rear gardens, Vertical blinds, picture rail, radiator, four-panelled internal door.

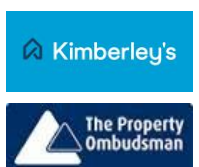


**DRESSING ROOM 2.44m (8'0") x 1.83m (6'0") plus door recess and to wardrobe front.**

With a full width floor-to-ceiling range of fitted wardrobes with pine sliding doors concealing hanging space, shelving and radiator, spotlights, fitted carpet, radiator. door to:



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.



### **BEDROOM THREE 3.66m (12'0") x 2.92m (9'7")**

Having a fitted carpet, double glazed window enjoying a pleasant outlook over the west facing garden, spotlights, radiator.



### **FAMILY BATHROOM 2.26m (7'5") x 1.70m (5'7")**

With a white suite comprising: handled and panelled bath with contemporary chrome mixer tap, Triton T80 electric shower, bathroom panelling, shower screen, china wash hand basin set on a high gloss white vanity unit and tiled splash back over, low flush wc, chrome ladder style heated towel rail, frosted double glazed window, vinyl flooring, extractor fan.



### **OUTSIDE**

#### **DETACHED GARAGE 5.92m (19'5") x 3.51m (11'6")**

With remote controlled electric up and over door, eaves storage, light and power, double glazed window to the rear, double glazed window to the side, personal door to the garden.

#### **GARDEN**

The house is approached from Bickland Water Road, up a gently sloping tarmac driveway which provides plenty of parking and turning for up to six vehicles if parked sensibly. There are delightful open plan front gardens with lawn, well stocked flower borders with a variety of plants and shrubs including Griselinia hedging on the front boundary, Rhododendrons, Azaleas, Pieris and ground cover. At the rear of the house there are secluded and

sheltered west facing gardens with extensive paved patio which is a great place to entertain your family and friends, lawns, again well stocked flower borders with gravel surfaces for ease of maintenance, stepping stone pathway over the lawn that leads to the garden shed. In the right hand corner there is also a high lockable side gate for security and privacy.



**COUNCIL TAX** Band D.

**SERVICES** Mains drainage, water, electricity and gas.

#### **AGENTS NOTE**

The property has a clear Mundic Block Test with a Class A1 classification and this test was carried out in 2023, a copy of which can be obtained through our office.

#### **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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