Laskowski &Co



2 Eastwood Road, Penryn, TR10 8LA

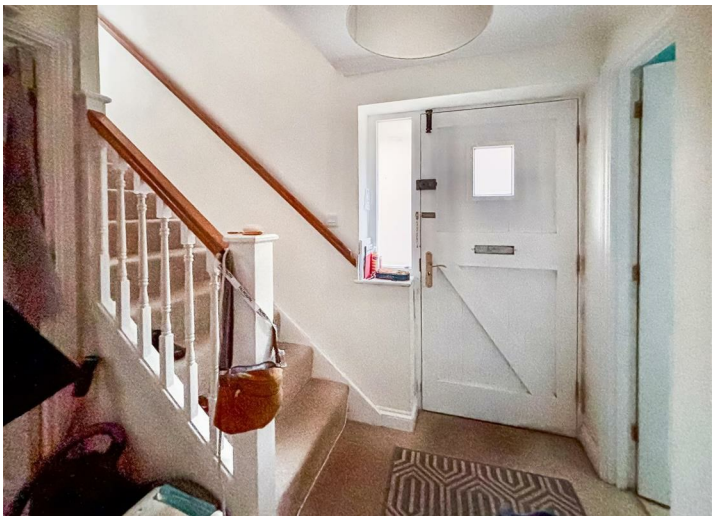
£275,000

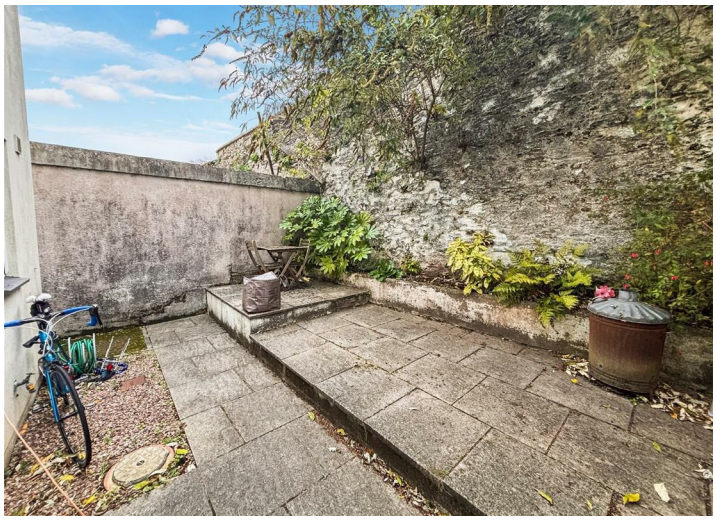
A well presented and light-filled 2 bedroom property situated in a desirable position along Eastwood Road, offering charming views towards the Penryn River and rolling fields beyond. Thoughtfully arranged, the accommodation boasts 2 well-proportioned double bedrooms on the ground floor together with a modern family bathroom suite, whilst the first floor features an exceptional full-depth open-plan living and dining area with a Juliet balcony and adjoining, well-appointed fitted kitchen. Benefiting from a private, south-facing enclosed courtyard garden arranged across 3 gentle tiers and an exclusive private entrance walkway, this attractive home represents a wonderful opportunity for discerning buyers seeking modern coastal living with delightful river and countryside views.

Key Features

- 2 spacious double bedrooms
- Open-plan dual aspect living/dining room
- Modern fitted kitchen with Bosch appliances
- Gas fired central heating and double glazing
- Stunning river and countryside views
- First floor Juliet balcony feature
- 3-tier south-facing courtyard garden
- EPC rating C










ONE LIFE

THE ACCOMMODATION COMPRISES

APPROACH AND ENTRANCE
The property is approached via a pedestrian walkway featuring a roll sign gate, opening into a private access way dedicated exclusively to Number 2. A partly covered entrance way with an exterior courtesy light leads to a painted timber front door with an obscure glazed side panel, opening into the:-

RECEPTION HALLWAY
A welcoming entrance area with stairs rising to the first floor landing, illuminated by natural light from the glazed door side panel and central ceiling light. Panel doors lead to both bedrooms, the family bathroom, and useful built-in storage cupboard with high-level shelving, hanging rail, and consumer unit. Danfoss wall-mounted heating thermostat.

BEDROOM ONE
A bright and airy double bedroom situated to the rear, enjoying pleasant views over the enclosed courtyard garden through double-glazed sliding patio doors. Radiator, central ceiling light, ample space for freestanding bedroom furniture.

BEDROOM TWO
Another nicely proportioned double bedroom featuring a casement window to the front elevation. Ceiling light, radiator, generous walk-in storage cupboard with two hanging rails and high-level shelving, providing plentiful wardrobe space.

FAMILY BATHROOM
Appointed with a contemporary white three-piece suite comprising a panelled bath with mixer tap, shower attachment over, side shower screen, and easy-maintenance wall panelling, pedestal wash hand basin with tiled splashback, low level flush WC. Water-resistant flooring, heated radiator with towel rail over, obscure-glazed uPVC window to the rear elevation. Extractor fan, ceiling light.

OPEN-PLAN LIVING AND DINING ROOM
An impressive, full-depth dual-aspect reception room spanning the first floor, providing exceptional natural light and offering distinct sitting and dining areas.

LIVING ROOM
Square walk-in bay to the front elevation with timber casement doors opening onto an attractive Juliet balcony, with matching glazed side panels and ancillary side window with deep sill, commanding delightful elevated views along Eastwood Road towards the Penryn River and open fields beyond. Wood-effect flooring, ceiling spotlights, radiator, loft access hatch. Wall-mounted heating and hot water thermostat, over-stair airing cupboard housing the unvented hot water cylinder with slatted linen shelving over. Open access to the:-

DINING AREA
A versatile dining space with continuation of the wood-effect flooring, double-glazed casement window to the rear elevation. Radiator, ceiling light, ample room for dining table and chairs. Arched opening providing seamless access directly into the:-

KITCHEN
A modern fitted kitchen comprising cream panelled wall and base units arranged in an L-shape configuration with rolled-edge wood-effect worksurfaces over. Integrated appliances include Bosch electric oven with matching four-ring hob, tiled splashback at midpoint, and concealed extractor hood over. Stainless steel sink and drainer unit, space for a tall fridge/freezer, plumbing and space for washing machine. Exposed wall-mounted gas boiler providing domestic hot water and central heating, tile-effect flooring, ceiling spotlights, radiator. Double-glazed casement window providing elevated views over the rear courtyard.

THE EXTERIOR

ENCLOSED COURTYARD GARDEN
A private and south-facing rear courtyard garden enclosed by high walling to two boundaries and panel fencing to the remainder. Arranged across three subtle paved tiers, the courtyard spans the width of the property and features a raised planted border stocked with mature shrubs. Benefiting from external lighting and independent pedestrian access via a timber side gate from the entrance passageway, this outdoor space provides an ideal setting for al fresco dining and garden storage.

GENERAL INFORMATION

SERVICES
Mains water, electricity, gas and drainage are connected to the property. Gas fired central heating.

COUNCIL TAX
Band B - Cornwall Council.

TENURE
Freehold.

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

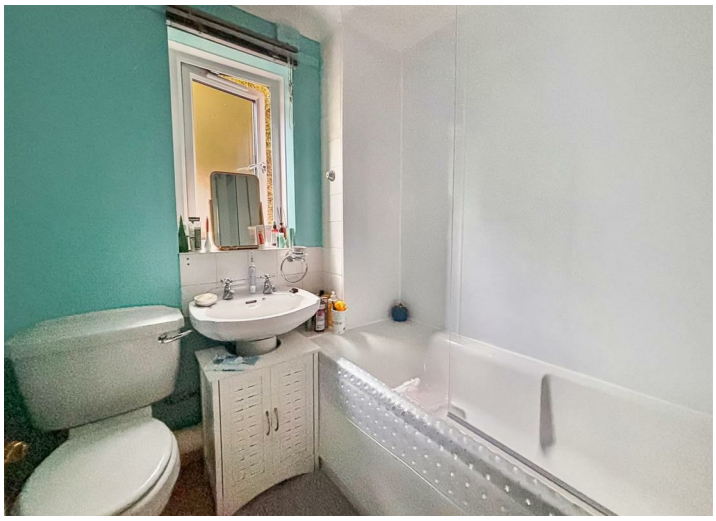
OFF ROAD PARKING
Parking for one vehicle exists to the rear set within a residents car park.



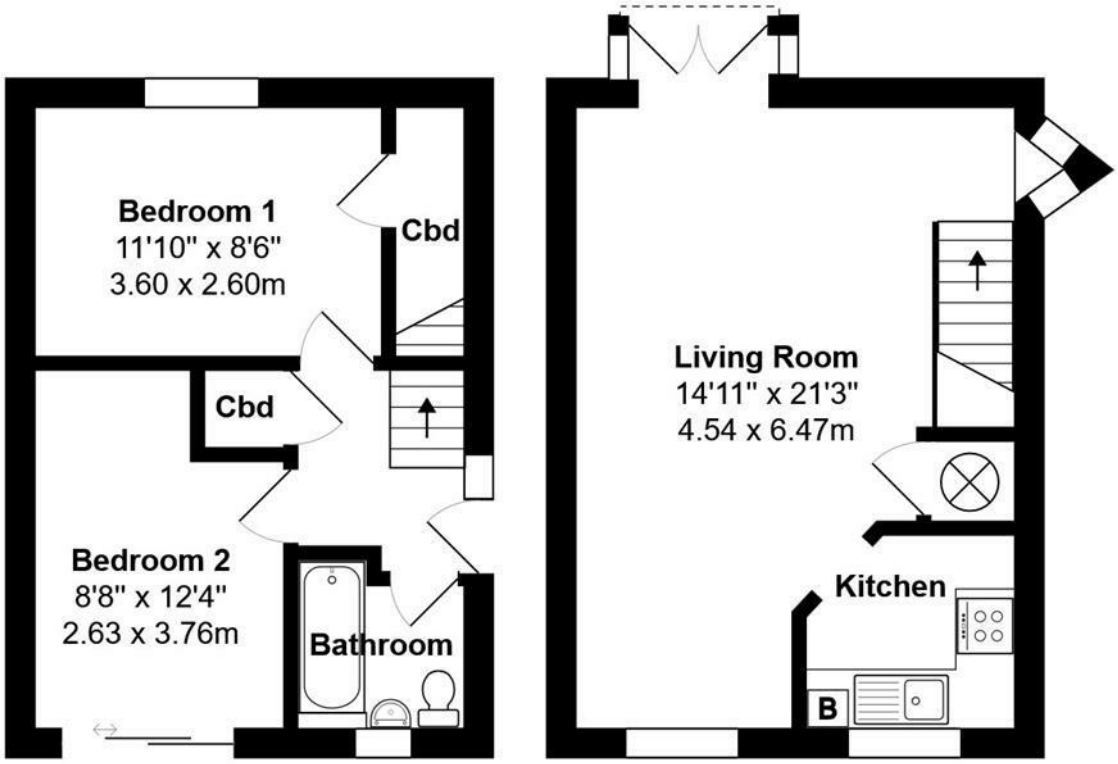








Floor Plan



Ground Floor
Approx Area: 29.4 m² ... 317 ft²

First Floor
Approx Area: 30.2 m² ... 325 ft²

N
W E
S

Eastwood Road, Penryn, TR10 8LA
Total Area: 641 ft² ... 59.6 m²
All measurements are approximate and for display purposes only