



Laskowski  
&Co



Trecobben, Penwarne Close, Mawnan Smith, Falmouth, TR11 5PP

£485,000

Occupying a delightful edge of village setting within a close of just 5 individual properties, a beautifully presented detached dormer home providing adaptable, light and airy accommodation comprising: entrance hall, living room with wood-burning stove through to a delightful and substantial sun room/dining room opening onto a sizeable decked terrace leading to the established lawned gardens. A well equipped, contemporary kitchen communicates with the sun room providing a seamless 'flow' of the living accommodation. Two bedrooms - the principal en-suite - are arranged at ground floor level, complete with family bathroom together with a further sizeable bedroom at first floor.

## Key Features

- Appealing 3 bedroom dormer bungalow
- Living room with wood-burner through to a substantial sun room/dining room
- Mature established gardens
- EPC rating D
- Family bathroom and en-suite
- Contemporary well equipped kitchen
- Attached garage







## THE ACCOMMODATION COMPRISES

Double glazed French door to the:-

### ENTRANCE PORCH

Glazed door to the:-

### ENTRANCE HALLWAY

Incorporating deep recess for coat storage, under-stair storage cupboard, and further storage cupboard.

### LIVING ROOM

11'6" x 11'6" (3.51m x 3.51m)

Measurements plus recesses to either side of fireplace. A homely double aspect room featuring granite open fireplace with inset wood-burning stove, slate hearth and feature. Patio doors open into the:-

### SUN ROOM/DINING ROOM

18'2" x 10'2" (5.54m x 3.10m)

A well designed sizeable room benefiting from an abundance of natural light, with floor-to-ceiling windows and central roof light. A wonderful and versatile room in which to enjoy all elements of the garden. Double glazed French doors lead to a sun deck, with steps down to the gardens. Additional French doors to the:-

### KITCHEN/BREAKFAST ROOM

16'7" x 8'5" (5.05m x 2.57m)

Extensively fitted with a good range of base and eye level cupboards with fitted drawer units and solid wood worksurface, incorporating an inset one and a half bowl sink/drain unit with flexible spout mixer tap. Integrated microwave oven, space for a range-style oven with extractor above. Ample space to accommodate an American-style fridge/freezer, further space and plumbing for dishwasher. Breakfast bar feature, double glazed door to the rear garden.

### PRINCIPAL BEDROOM

11'8" x 9'6" (3.56m x 2.90m)

Double glazed French doors opening onto the covered patio and lawned rear garden. Glazed window and panel to rear. Through to the:-

### DRESSING AREA

7'9" x 8'10" (2.36m x 2.69m)

Fitted hanging space and storage.

### EN-SUITE SHOWER ROOM

A three-piece suite comprising: low flush WC, wash hand basin with vanity unit, and shower cubicle with independent electric shower. Extractor fan, radiator.

### BEDROOM TWO

11'8" x 12' (3.56m x 3.66m)

Double glazed window to the front aspect. Fitted wardrobe with shelving and hanging space.

### FAMILY BATHROOM

A contemporary three-piece bathroom suite comprising: panelled bath with mixer shower above, fitted shower screen, low flush WC and wash hand basin with integrated cupboard below.

From the entrance hall, a turning staircase rises to the:-

## FIRST FLOOR

## LANDING

Door to:-

### BEDROOM THREE

22'7" x 12'6" (6.88m x 3.81m)

First measurement into eaves recesses. Second measurement into front-facing dormer window. Formerly two rooms, now providing an adaptable area, currently an indulgent bedroom. uPVC double glazed window to front aspect.

## THE EXTERIOR

An established and enclosed garden with driveway providing off-road parking for two vehicles and leading to the attached garage. The delightful lawned gardens are arranged to three sides, with hard landscaped and decked areas. A sizeable storage shed lies to the side, with the oil tank providing fuel to the boiler, fuelling the central heating system.

### GARAGE/UTILITY/STORE

17'4 x 9'0 (5.18m'1.22m x 2.74m'0.00m )

Currently divided into two areas, with plumbing, power and light. Oil fired boiler.

## GENERAL INFORMATION

### SERVICES

Mains water and electricity are connected to the property. Private drainage. Oil fired central heating.

### TENURE

Freehold.

### VIEWING

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







# Floor Plan

