



Laskowski
&Co



Grove Wood, Bowling Green, Constantine, Falmouth, TR11 5AP

Offers Over £475,000

A spacious, 3 double bedroom detached bungalow, occupying a generous plot and situated within the sought-after 'Bowling Green' area of Constantine. The property enjoys far reaching views across the valley, having been extended over the years, now providing light and bright accommodation comprising: south-facing sun room, entrance hallway, 22' living dining room, kitchen/breakfast room, 3 double bedrooms (one en-suite), conservatory and family bathroom. The gardens are beautifully sunny, with double gates providing access to a sizeable driveway and single garage. Lawned gardens occupy both the front and rear of the property, with the rear offering a raised decked seating area and timber summerhouse. A delightful home in this popular and well served village.

Key Features

- Spacious detached bungalow
- Large south-facing plot with lawned front and rear gardens
- Elevated position with far reaching views
- Cellar/workshop
- 3 double bedrooms with principal en-suite
- Generous driveway and single garage
- Oil fired central heating and double glazing
- EPC rating E



THE LOCATION

Grove Wood is situated within the desired Bowling Green area of the village which is away from through traffic, with the neighbouring towns of Falmouth, Penryn and Helston approximately a fifteen minute drive away. A short walk from the property leads to the village church and Constantine's other excellent day-to-day amenities, including doctors surgery, public house, two convenience stores, social club, primary school and regular bus service. At the 'foot' of the Bowling Green, a picturesque walk leads over neighbouring countryside to the Trengilly Inn, Polwheveral Creek and beautiful Helford River beyond.

THE ACCOMMODATION COMPRISES

External steps lead up to a privacy double glazed front door, to:-

SUN ROOM

10'4" x 8'2" (3.15m x 2.51m)

Enjoying a sunny south-facing position, providing dual aspect double glazed windows overlooking the front garden, enjoying views across to Goonhilly and surrounding countryside. Radiator, central ceiling, obscure glazed door to:-

ENTRANCE HALLWAY

Doors to bedrooms one and two, living/dining room, kitchen, family bathroom and inner hall. Range of cupboards providing storage, including airing cupboard with shelving and housing immersion tank. Access hatch to boarded and insulated loft. Radiator.

LIVING/DINING ROOM

22'2" x 10'11" (6.78m x 3.35m)

A beautifully light and bright triple aspect room, with large double glazed windows overlooking the front and rear gardens, with views across open countryside. Fireplace currently housing an electric fire, with stone surround and slate hearth. Two radiators, central ceiling and wall mounted lighting. TV aerial point.

KITCHEN/BREAKFAST ROOM

11'3" x 10'0" (3.45m x 3.07m)

Fitted with a range of eye and base level units, wood-effect roll top work surface with inset one and a half bowl sink/drain unit. Part tiled walls, oil fired Rayburn range used for cooking, hot water and heating via a radiator in the entrance hallway and bathroom. Four-ring electric hob, built-in eye level fan assisted oven. Space and plumbing for washing machine, space for under-counter fridge and freezer. Breakfast bar, double glazed window to front aspect overlooking the garden and countryside in the distance. Central ceiling light.

BEDROOM ONE

12'0" x 8'7" (3.66m x 2.64m)

Measurements plus 10'9" x 9'0" (3.28m x 2.74m). A large double bedroom, with double glazed window overlooking the front garden and fields in the distance. This spacious room provides floor-to-ceiling built-in wardrobe with shelving above, enclosed by curtains. Radiator, two central ceiling lights, vanity unit housing wash hand basin with tiled splashback. TV aerial point.

BEDROOM TWO

12'0" x 10'9" (3.66m x 3.30m)

Measurements taken into recess. Another double bedroom with double glazed window to the rear aspect overlooking the garden. Central ceiling light, radiator. Range of built-in wardrobes. TV aerial point.

FAMILY BATHROOM

8'5" x 5'10" (2.59m x 1.80m)

White suite comprising a panelled bath with tiled surround and Mira Sport electric shower over. Further tiling to walls. Pedestal wash hand basin, dual flush WC. Obscure double glazed window to rear aspect. Twin central ceiling lights, radiator/heated towel rail.

INNER HALL

Approached via an obscure glazed door from the entrance hallway, currently providing a small area of worktop with built-in cupboards above, including cupboard housing consumer unit and electric meter. Obscure glazed external door to garden, internal door to:-

BEDROOM THREE

12'11" x 9'6" (3.96m x 2.90m)

A large third double bedroom, situated to the rear of the bungalow overlooking the back garden, with access to its own conservatory and en-suite bathroom. Radiator, central ceiling light. TV aerial point.

EN-SUITE BATHROOM

9'3" x 4'1" (2.84m x 1.27m)

White suite comprising a panelled bath with electric shower over, majority tiled walls and flooring. Pedestal wash hand basin, dual flush WC. Obscure glazed window to side aspect. Radiator, central ceiling light.

CONSERVATORY

8'11" x 8'11" (2.74m x 2.74m)

Glazed windows to three aspects overlooking the garden, wood-effect laminate flooring, mono pitch triple carbonate roof. TV aerial point, wall mounted lighting, independent electric radiator. Double glazed door to the garden.

THE EXTERIOR

FRONT

Timber double gates give access to a large tarmac driveway, providing plenty of parking for a number of cars. The driveway gives access to a:-

GARAGE

15'6" x 8'7" (4.72m x 2.62m)

Of timber and block construction.

The front gardens provide two raised rockeries, stocked with a wide variety of shrubs, including azaleas and rhododendrons. A good sized raised lawn provides the ideal spot to sit and enjoy the sunny south-facing aspect. Within the lawn are further planted low level flower beds, shrubs and small trees, including two palms. A path leads all the way around the bungalow, providing great ease of maintenance. To the right-hand side, a deep planted border contains many more colourful shrubs, raspberries and runner beans.

REAR

The rear garden is mainly laid to lawn with a number of well stocked raised and low level flower beds, an area of raised decking provides the perfect spot for a table and chairs, barbecue and al fresco dining. Within the rear garden is a timber summerhouse, with glazed windows to two sides. The left-hand pathway houses the oil storage tank and coal store. The gardens provide a good degree of privacy, enclosed by wall and fencing.

CELLAR/WORKSHOP

Located beneath the living room and located on the right-hand side of the bungalow, the cellar provides reasonable standing height, power and light. This large area of dry storage houses the oil fired boiler providing domestic hot water and central heating.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band D - Cornwall Council.

TENURE

Freehold.

VIEWING

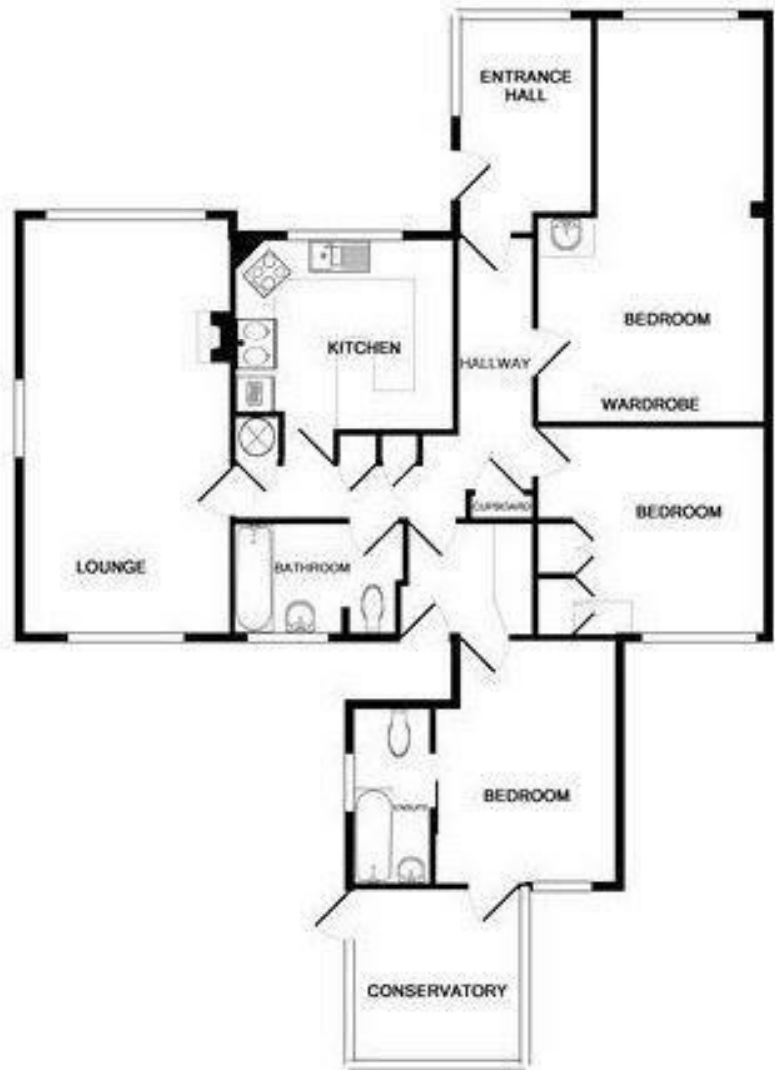
By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.





Floor Plan

2



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantees as to their operability or efficiency can be given.
Made with Metropix 50019