



## 61 Longfield, Falmouth, TR11 4SJ

£320,000

A superbly appointed, incredibly light, and recently renovated 3 bedroom semi-detached house situated in desirable Longfield, offering contemporary open-plan living to the ground floor with a newly installed kitchen, well maintained and sunny 2-tier rear garden, convenient driveway parking and a single garage. To be sold with no onward chain!

### Key Features

- Semi-detached house
- Superbly maintained, 2-tier rear garden
- Newly fitted kitchen
- No onward chain!
- 3 bedrooms, 1 bathroom
- Recently refurbished interior
- Driveway parking & garage
- EPC rating C



## THE ACCOMMODATION COMPRISES

From the driveway, a covered entranceway with obscure glazed front entrance door and step rises into the:-

### ENTRANCE LOBBY

Light, bright and welcoming, with stairs rising to first floor level. Glass pane double doors leading into the living area, light wood-effect flooring. Vertical radiator, inset downlights, electrical consumer unit, telephone point. Doors to:-

### SEMI OPEN-PLAN KITCHEN/LIVING/DINING AREA

Spanning the full depth of the property, a social and semi open ground floor layout, favourable for providing plentiful light and maximising on space.

### LIVING AREA

Neutral aesthetic throughout, broad glazing to front elevation offering much natural light, together with radiator under. Continuation of light wood-effect flooring, corner cupboard providing under-stair storage, inset downlights with dimmer switching, broad wall-mounted storage unit below waist height. Open to the:-

### DINING AREA

Continuation of light wood-effect flooring, radiator, inset downlights. Space for table and chairs. French doors providing immediate access onto the well maintained rear garden.

### KITCHEN

Recently installed, a modern and contemporary fitted kitchen comprising an array of gloss cream coloured cupboards and drawer units set both above and below a wood-effect worksurface, together with glass splashback at mid-point. Inset one and a half bowl composite sink with drainer and mixer tap. Appliances to include Electra electric oven, four ring induction hob, and extractor unit with inset downlighting. Free-standing space for tall fridge/freezer and further undercounter space, together with plumbing for dishwasher. Double glazed casement windows to rear elevation with outlook over the tiered and landscaped garden. Inset downlights, continuation of light wood-effect flooring.

## FIRST FLOOR

### LANDING

Doors to all bedrooms and the main bathroom. Further door to boiler cupboard with shelf and wall-mounted Ariston combi boiler providing domestic hot water and heating, Inset downlights, loft hatch. Part-galleried stairwell.

### BEDROOM ONE

A nicely proportioned double bedroom with double glazed window to the front elevation offering a pleasant and far-reaching outlook over the neighbouring rooftops of Longfield properties, together with a glimpse of the rolling fields of Swanpool in the distance. Contemporary built-in wardrobes. Ceiling light, radiator.

### BEDROOM TWO

A slightly smaller double, once again, with double glazed window providing an elevated view over the rear garden below. Built-in wardrobes, radiator, ceiling light.

### BEDROOM THREE

A single room/study with double glazed window providing views akin to bedroom one. Radiator, ceiling light.

### FAMILY BATHROOM

A contemporary and white three piece suite comprising low flush WC, pedestal wash hand basin and shower with mixer tap, curved shower screen and overhead shower attachment. Tile-effect flooring, further tiling to wet areas. Extractor fan, ceiling light, heated towel rail. Obscure glazed window to rear elevation.

## THE EXTERIOR

### TO THE FRONT

A well maintained frontage providing a driveway enough for one vehicle, together with lawn adjacent offering potential for further parking, if required. Mature hedging to neighbouring boundary. Single garage with up-and-over door, power, light and plumbing for white goods such as washing machine or dryer, if desired. uPVC double glazed window to rear of garage and part-obscure glazed door opening into the:-

### REAR GARDEN

Superbly maintained with a favourable south-westerly aspect capturing much sunlight throughout the day and towards the evening. Offering two distinctive levels: a mellow stone patio bordered by retaining walls and decked fixed seating, together with decked steps rising to a raised and lawned area enclosed by timber fencing. Providing a sheltered, safe and secure area, particularly useful for those discerning purchasers with pets and children alike.

## GENERAL INFORMATION

### SERVICES

Mains water, electricity, gas and drainage are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating.

### TENURE

Freehold.

### COUNCIL TAX

Band B - Cornwall Council.

### VIEWING

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



# Floor Plan

## Longfield, Falmouth, TR11

Approximate Area = 720 sq ft / 66.8 sq m

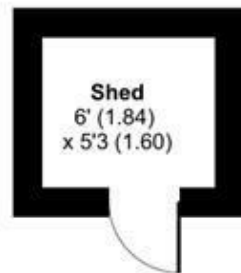
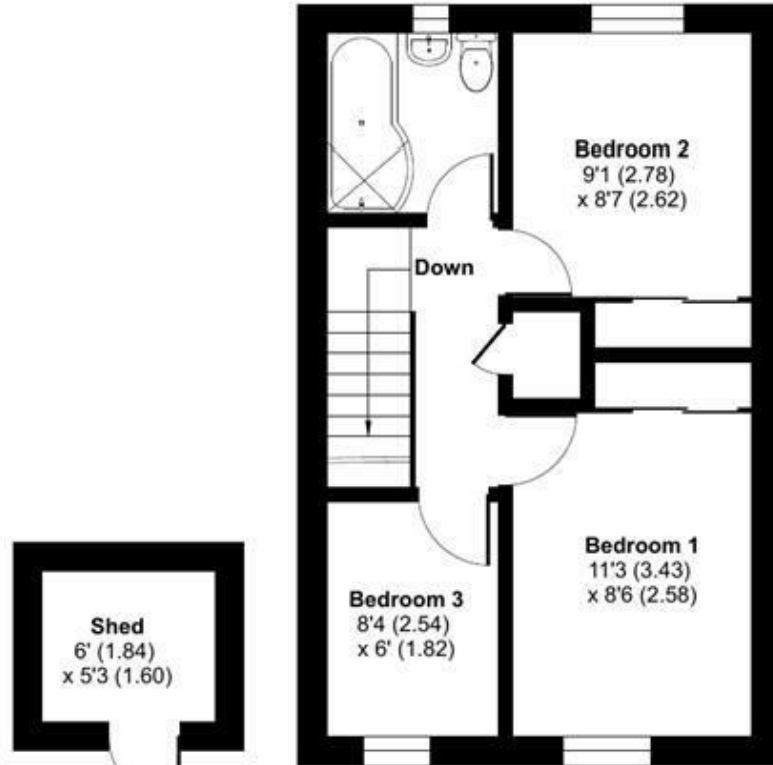
Garage = 200 sq ft / 18.5 sq m

Outbuilding = 32 sq ft / 2.9 sq m

Total = 952 sq ft / 88.2 sq m

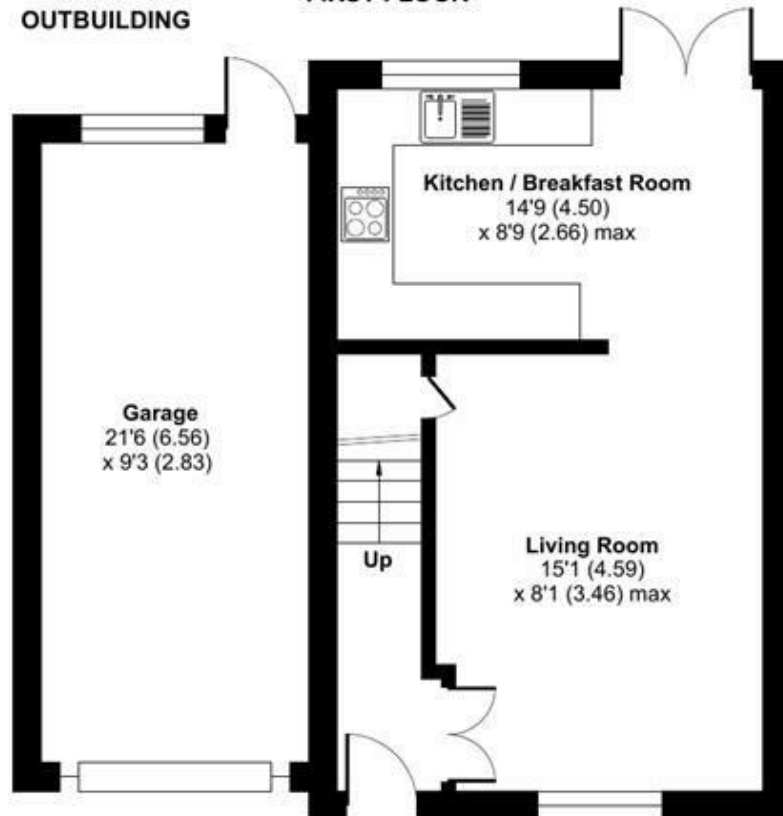


For identification only - Not to scale



**OUTBUILDING**

**FIRST FLOOR**



**GROUND FLOOR**

