



## 6 Budock Road, Falmouth, TR11 4FL

£435,000

Set within the highly regarded 'Barratt Homes' Union Park development, a modern, 4 bedroom detached family home with principal en-suite, a sunny south-facing rear garden, and single garage with further driveway parking for 2/3 vehicles. Conveniently located on the western outskirts of Falmouth, within easy reach to the A39, and both primary and secondary schools, making this an ideal family home.

### Key Features

- Detached, corner plot
- South-facing and enclosed rear garden
- Modern interior
- EPC rating B
- 4 bedrooms
- Single garage and driveway parking
- Close to both primary and secondary schools



## THE ACCOMMODATION COMPRISES

A flagstone path with small frontage consisting of shrubs and plants leads to the covered entrance way, with uPVC part glazed entrance door leading into the:-

### ENTRANCE HALL

Providing access to all ground floor rooms, recess with telephone point and small, glazed window at eye level. Radiator. Wood-effect laminate flooring. Panel door to cloaks cupboard with electrical consumer unit.

### SEPARATE WC

Low flush WC, corner sink with mixer tap, extractor fan and obscure glazed window. Radiator.

### LIVING ROOM

A spacious living area with large uPVC double glazed window to the front elevation. Wood-effect laminate flooring. Media point with TV aerial lead and telephone point. Radiator. Danfoss heating control.

### UTILITY ROOM

Worksurface with space for washing machine and dryer under. uPVC obscure glazed window to the side elevation.

### KITCHEN/DINER

An open room with a bright southerly aspect and outlook from French doors over the enclosed rear patio/garden. Featuring a modern, fully fitted kitchen consisting of above and below counter level units, Zanussi electric cooker, four-ring gas hob with stainless steel splashback and concealed extractor over, sink with mixer tap and side drainer, Kenwood dishwasher, space for fridge/freezer and Logic combination boiler housed in corner cupboard. uPVC double glazed window providing a view to the rear garden. Spotlights. Wood-effect laminate flooring. Radiator.

## FIRST FLOOR

### LANDING

Contemporary doors leading to all bedrooms and family bathroom. Door to large storage cupboard with head height wooden slatted shelf. Radiator.

### PRINCIPAL BEDROOM

Recess for wardrobe. uPVC double glazed window to the front elevation. Contemporary door leading to the:-

### EN-SUITE SHOWER ROOM

Pedestal wash hand basin with mixer tap and tiled splashback, low flush WC, fully tiled shower cubicle with clear sliding door and electric Aqualisa shower. Wood-effect laminate flooring, shaver point, extractor fan, obscure glazed window.

### BEDROOM TWO

A double bedroom with uPVC double glazed window to the rear elevation, TV aerial lead, loft hatch.

### BEDROOM THREE

Double bedroom with TV aerial lead. uPVC double glazed window to the front elevation.

### BEDROOM FOUR

A single bedroom with uPVC double glazed window with a view over the rear garden.

## FAMILY BATHROOM

A modern three-piece suite comprising pedestal wash hand basin with mixer tap and tiled splashback, low flush WC, panelled bath with mixer tap and tiled surround. Obscure glazed window.

## THE EXTERIOR

### DRIVEWAY PARKING

A tarmac driveway providing further parking in front of the garage for two/three vehicles.

### GARAGE

A good sized single garage with up-and-over door, providing (possible) useful storage within the pitched roof. Lighting and power connected.

### REAR GARDEN

A sunny, southerly-facing garden, mainly laid to lawn, bordered with flower beds, with patio area located off the kitchen/diner, ideal for sitting and enjoying the sunshine. A paved pathway leads to a small number of steps midway along the garden, offering access to the garage via a timber garden gate. There is also a useful timber-built storage shed/summerhouse.

## 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.

### COUNCIL TAX

Band E - Cornwall Council.

### TENURE

Freehold.

### VIEWING

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

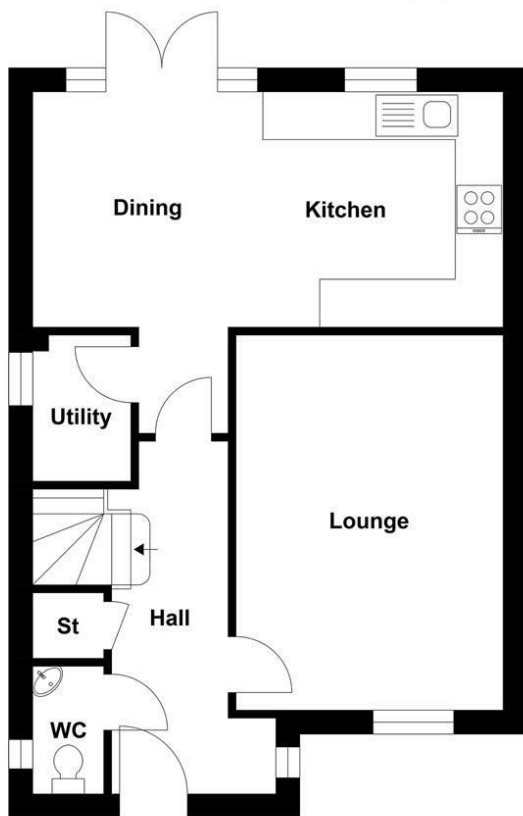
### DIRECTIONAL NOTE

Travelling along Trescobeas Road from Falmouth town centre, passed the secondary school on the right-hand side. Continue until reaching the new Union Corner roundabout. Continue straight ahead in the direction of Mawnan Smith and Constantine, and take the first right-hand turning into the development. Number 6 is the third property on the right-hand side, situated on the corner.

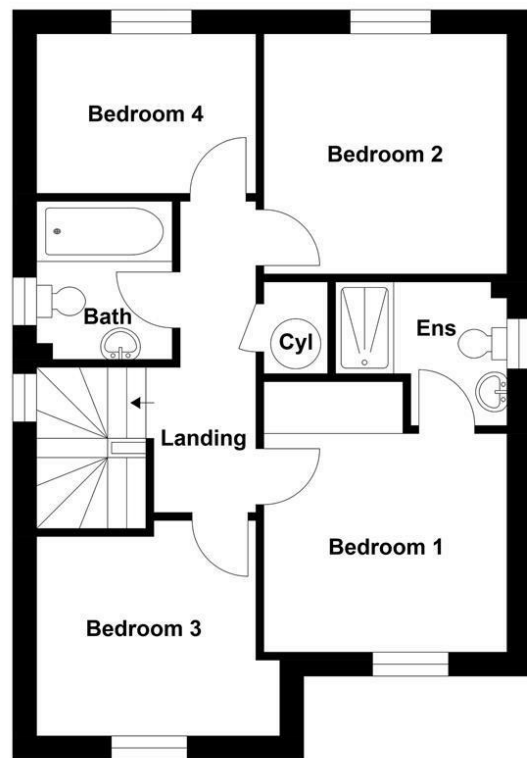




# Floor Plan



**Ground Floor**



**First Floor**

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 guarantee as to their operability or efficiency can be given.