



## 6 Orchard Vale, Flushing, Falmouth, TR11 5TT

£340,000

Positioned at the head of Kersey Road, with elevated views towards the Penryn River, across to Falmouth's Greenbank; an end of terrace 3 bedroom house benefitting from a dual aspect living room featuring wood burning stove, open kitchen/dining room, stylishly appointed bathroom and nicely sized bedrooms to the first floor, offering a far reaching outlook. The property enjoys varied sitting out spaces with gardens to both the front and rear, along with a useful garage providing further safe storage and/or parking. Viewing highly recommended!

### Key Features

- End of terrace house
- Wood burning stove
- Light and bright throughout
- Garage en bloc
- 3 bedrooms
- Elevated outlook
- Village location
- EPC rating awaited



## THE ACCOMMODATION COMPRISES

A timber garden gate leads to a turning pathway, with steps and courtesy handrail rising to a raised and partially covered entranceway, and replacement uPVC front entrance door opening into:-

### ENTRANCE LOBBY

Stripped pine doors to the living room and kitchen/dining room respectively, stairwell with handrail rising to first floor level. Ceiling light, wood-effect flooring.

### LIVING ROOM

Light, bright, and full depth, double aspect in nature via uPVC double glazed windows to both the front and rear elevations. Recessed wood burning stove set on a slate hearth, with floating oak mantel. Ceiling light, wood-effect flooring, radiator.

### KITCHEN/DINING ROOM

Once again, another light and bright double aspect room, with glazing providing an elevated outlook to the front, as well as the rear elevation.

### DINING AREA

Space for table and chairs, hanging light, wood-effect flooring, radiator. Broad glazed window, master Open-reach internet hub. Open to the:-

### KITCHEN AREA

A comprehensive and modern fitted kitchen comprising an array of panelled units, mainly set below counter level, finished with a quality oak worksurface, together with matching open shelving and extended breakfast bar feature for convenience. Fitted appliances including Hotpoint electric oven with matching grill, four ring Neff ceramic hob, and inset composite one and a half bowl sink with drainer and mixer tap. Space and plumbing for dishwasher, further space for free-standing fridge/freezer, if required. Inset downlights, continuation of wood-effect flooring. Double glazed window to the rear elevation, providing an outlook over the terraced garden. Stripped pine door to the:-

### UTILITY/CLOAKROOM

Incredibly convenient, with varying shelving and storage space for shoes, coats etc, including coat hooks. Space and plumbing for washing machine, together with dryer over. Countertop with inset sink and mixer tap, tiled splashback. Oil fired boiler, ceiling light, electric consumer unit and meter adjacent. Replacement part-glazed uPVC rear entrance door, water resistant flooring.

## FIRST FLOOR

### LANDING

Panelled doors to all bedrooms, together with further door to the main bathroom. Radiator, double glazed window to the rear elevation, with an elevated view over the garden below. Ceiling light, loft hatch.

### BEDROOM ONE

Well proportioned, with broad glazing to the front elevation providing far-reaching views over the neighbouring properties of Orchard Vale, fields of Trefusis Headland and Penryn River, including the Greenbank area set beyond Kersey Road. Opening providing plentiful storage, hanging rail and shelving.

Further space for bedroom furniture. Ceiling light, small alcove with shelving.

### BEDROOM TWO

Once again, nicely proportioned with a similar aspect to bedroom one via broad glazing from the front, allowing for far-reaching views over to Falmouth's Greenbank area, Penryn River and fields of Trefusis Headland set opposite. Radiator, ceiling light.

### BEDROOM THREE

A square-sized large single room with double glazed window to the rear elevation, ceiling light and radiator.

### FAMILY BATHROOM

Stylishly appointed and recently modernised, comprising low flush WC with concealed cistern, vanity unit with cupboards and oval sink with mixer tap, together with panelled bath featuring glazed shower screen, mixer tap and mains powered shower with ancillary attachment. Obscure glazed window with deep sill. Inset downlights, heated towel rail. Various contemporary tiling to both floor and walls.

## THE EXTERIOR

### FRONT GARDEN

Enclosed to three sides, offering plentiful sunshine and with a favourable, almost due south, direction. From the paved walkway, a waist height contemporary garden gate leads to a central pathway flanked by areas of lawn and enclosed with further contemporary fencing leading to stairs, in turn, rising to a raised frontage, planted at mid-point with established Camelias, shrubbery and Rhododendrons, allowing for a degree of privacy from the roadside. A wooden slatted garden gate to one side leads around the property into the:-

### REAR GARDEN

Set over two levels, with an initial area of raised lawn, in turn, leading up to an upper lawned section featuring timber and lazed summerhouse, established rear border providing privacy, together with contemporary slatted fencing. Oil tank, water tap.

### GARAGE EN BLOC

Following the road around Orchard Vale, the turn off on the left-hand side after approximately 30-40 yards takes you into a row of garages, with the garage for Number 6 the second to last one in on the left-hand side, featuring a white up-and-over door. Offering useful storage space.

## GENERAL INFORMATION

### SERVICES

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

### COUNCIL TAX

Band C - Cornwall Council.

### TENURE

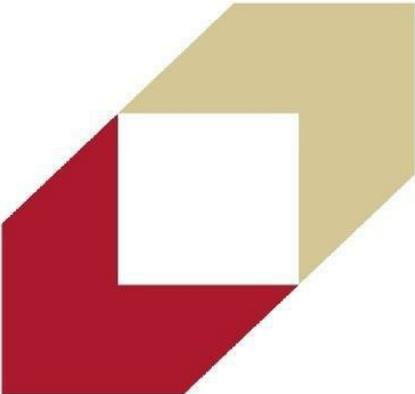
Freehold.

### VIEWING

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







Floor plan awaited