



Deal House, Elgin Close, Mawnan Smith

Guide Price £640,000 FREEHOLD



Heather & Lay
The local property experts



THE PROPERTY

Individually designed family home that is beautifully presented. On the ground floor there is a large open-plan living space with defined areas for seating, dining and kitchen plus a large and welcoming entrance hall, ground floor W/C and garage. To the first floor there are three bedrooms and a family bathroom with the master suite having a wonderful dressing room and en-suite facilities. To the second floor there is a huge bedroom and yet another en-suite. Outside there is an easy-maintenance rear garden with fine countryside views and a large gated parking area that could suit a boat or caravan or of course the family car.

Council Tax band: D

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Services: Mains electricity, water and drainage.

AGENTS NOTE: Estate charge £34/month

- Modern detached family home
- Four bedrooms
- Open-plan living area
- Wonderful village location
- Quiet end of close position
- Low maintenance garden with lovely countryside views
- Off-road parking
- Garage
- No onward chain!

THE LOCATION

Elgin Close is situated near the centre of Mawnan Smith, offering easy access to Falmouth harbour town (approximately 4.5 miles), which boasts comprehensive shopping, schooling, business, and leisure facilities. A railway link to Truro communicates with mainline Paddington, London and Newquay airport is approximately 50 minutes away. Mawnan Smith itself has good local amenities which include a primary school, church, pub, restaurant, general store with Post Office and a garage. Areas of coastline and countryside surrounding the village are arguably amongst some of the finest found in Cornwall. The Helford River (approximately 2 miles) is synonymous with fine sailing and natural, unspoilt beauty. The spectacular gardens of Glendurgan and Trebah are nearby and meander down to the banks of the Helford River.

ACCOMMODATION IN DETAIL

A wonderful entrance hall, large enough to properly welcome guests into your home. Door through to a W/C. Stairs to the first floor and door into...

OPEN-PLAN LIVING AREA

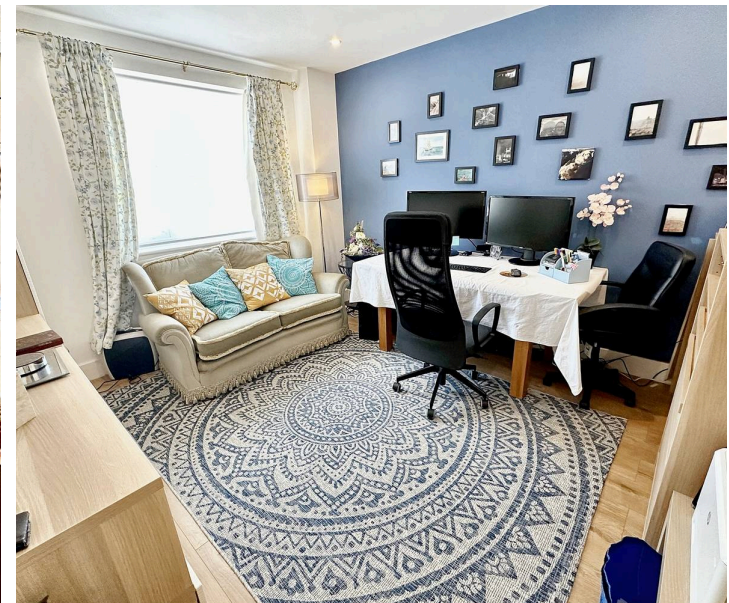
A huge space with defined areas of seating, dining and kitchen. Countryside views from the rear, plus a large window to the front in the dining area. This spacious area flows so well and yet has a homely feel. In the sitting room, there are very nice fitted bookshelves with cupboards beneath and a matching fire surround. Wooden flooring extends into the dining area and also the kitchen. The kitchen itself is well-appointed and has a wonderful local granite worktop that is both top quality and huge. A door leads through to the integral garage and utility area. Window to the rear with very nice countryside views.

FIRST FLOOR

Stairs to the second floor and doors to three bedrooms on this level. Wooden flooring.

BEDROOM ONE

More of a suite than a bedroom... with dressing room and en-suite facilities, I'm sure this will appeal to many. In the en-suite, there is a white suite comprising a large walk-in shower cubicle with rainfall head and hand attachment, W/C and wash basin on a vanity unit. Fully tiled, also access to a storage area and the location of the modern pressurised water tank that is fed via the air-sourced heat pump in the rear garden.

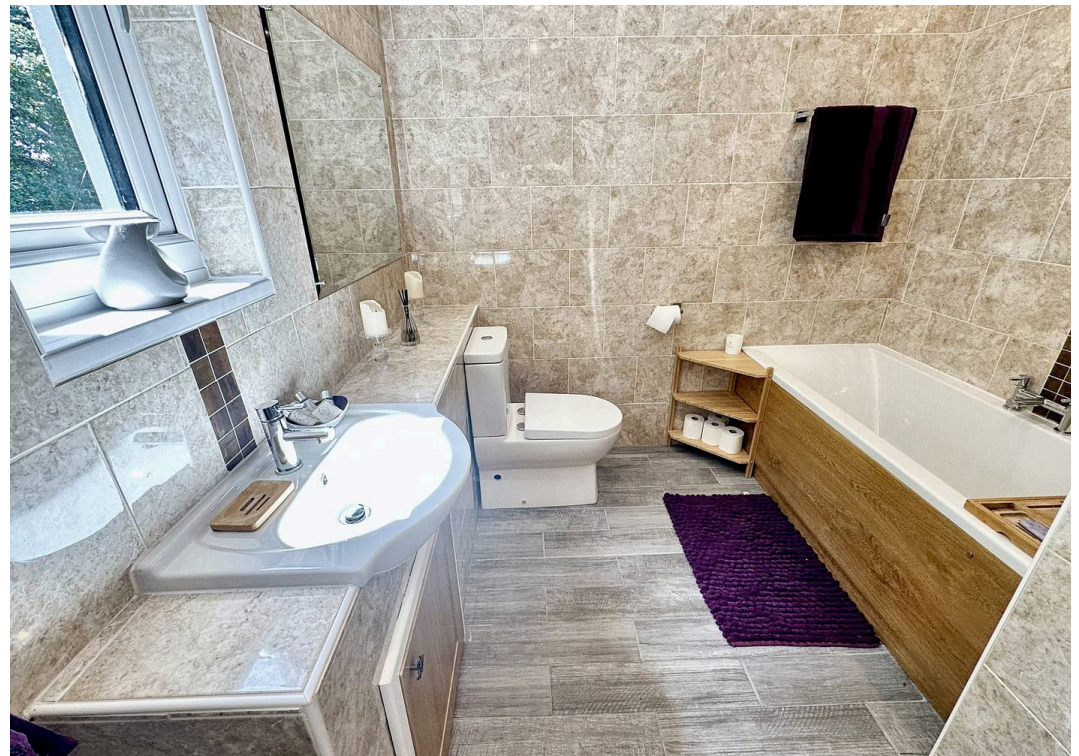












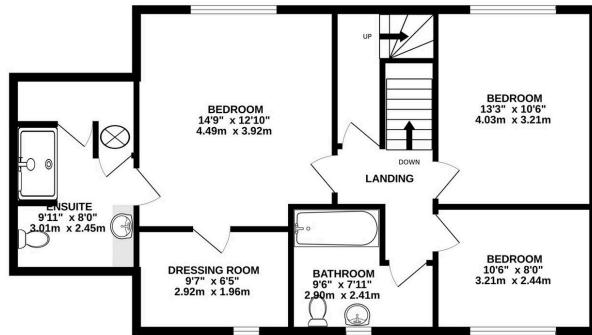




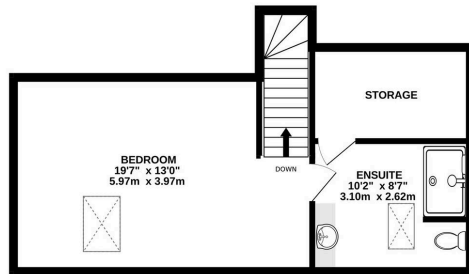
GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR
767 sq.ft. (71.3 sq.m.) approx.



2ND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 2038 sq.ft. (189.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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BEDROOM TWO

Window to the front.

BEDROOM THREE

Window to the rear.

FAMILY BATHROOM

White suite that comprises bath, W/C and hand wash basin on a vanity unit. Fully tiled. Window to the rear.

SECOND FLOOR

With a bedroom to your right and a shower room to your left.

BEDROOM FOUR

At around 260 square feet, this room is large enough for two king-sized beds or a child's playroom or home gym, with many uses. This versatile space is a huge bonus. Velux windows over.

SHOWER ROOM

White suite comprising a large walk-in shower cubicle with rainfall head and hand attachment. W/C and wash basin on vanity unit. Fully tiled. Velux over.

GARDEN

The rear garden is paved for easy maintenance and is at a level to make the most of the countryside views. There is a fantastic oak tree on the boundary that gives some much-needed shade during the summer. Double gates open to a good-sized parking area (great for those with a boat or campervan).

SINGLE GARAGE

Electric roller shutter door to the front for vehicular access, plus a pedestrian door into the kitchen and out to the rear garden. To the rear of the garage, there is a utility area and home to the washing machine.



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