



Laskowski
&Co



Riversmeet, 5 Riviera Estate, Malpas, Truro, TR1 1SR

£495,000

Occupying an enviable, elevated position with outstanding river views from all front-facing rooms; a well proportioned, semi-detached 3 bedroom, 2 bath/shower room home, arranged over 2 levels, with the addition of a dormer loft room showcasing panoramic 180 degree views across the blissful surrounds of Malpas. The property benefits from various sunny sitting out spaces, off-road parking, 'garage' and modern interior providing 'turn-key' accommodation. Set only moments from the nearby slipway and renowned 'Heron Inn' eatery, a viewing is highly recommended without hesitation!

Key Features

- Semi-detached house
- Superbly appointed accommodation
- Sun terrace and lawned rear garden
- To be sold with no onward chain
- 3 bedroom, 2 bath/shower rooms
- Exquisite river views, elevated position!
- Moments from Malpas slipway
- EPC rating E



THE ACCOMMODATION COMPRISES

From the parking bay, a series of meandering steps laid to cut stone and landscaping timbers, bordered with pretty flourishing and planted flowerbeds, together with courtesy handrails, rise to a paved and part covered front entrance showcasing outstanding river views encompassing one of the finest vistas along the river seen within Malpas. Part-glazed uPVC entrance door opening into:-

RECEPTION

Broad and light, with stripped timber floorboards, dado railing, space for shoes, coat hooks, radiator and low-level cupboard providing access to useful storage under staircase. Framed view from the entrance door across the tree-lined river of Malpas. Stairs rising to first floor. Ceiling light. Traditional 1930s door leading into the living/dining room, and further two panel door opening into:-

WC/SHOWER ROOM

Cleverly appointed with the addition of a walk-in shower cubicle set partly under-stairs with sloped ceiling, glazed side screen, mains powered shower, courtesy handrail and extractor fan with inset downlight. Modern vanity unit with dual flush WC and inset sink with mixer tap. Recessed double glazed window with deep sill to side elevation, further courtesy sill for storage/display purposes. Coat hooks, continuation of stripped timber flooring and broad cupboard with gloss finish. Panelling to all walls for ease of maintenance.

LIVING/DINING ROOM

Surprisingly deep and spacious, spanning almost the full length of the property, with light pouring in from a broad bay window to the front aspect, with deep sill offering an exceptional elevated view across Malpas River, with the marina in sight. Broad and square headed opening at mid-point, with the current arrangement providing dining/relaxation space to one side, and to the other, a snug/living space leading on into the galley-style kitchen.

DINING AREA

Fireplace with electric focal point fire, polished stone hearth and backsplash, together with hardwood surround and mantel, shallow recess with shelving for display purposes, picture rails, coved ceiling, ceiling light, radiator and notably, a broad bay window with central fixed pane providing almost 180 degree views up and down the meandering tree-lined river of Malpas. Deep sill offering the opportunity to be utilised as a quaint window seat, if required. Broad square opening leading into:-

SNUG/LIVING AREA

Comprehensive book shelving to one side and two alcoves with shelving set opposite, once again, with coved ceiling, picture railing and partly laid to stripped timber flooring. Master internet and telephone point, broad square headed opening leading into:-

GALLEY KITCHEN

Split into two sections, the first located within an extended section set to the rear of the property with two skylights providing plentiful natural light, together with a vast array of gloss handle-less units set both above and below a brushed

stone worksurface with neutral tiled splashback at mid-point, Everhot electric stove with two ovens, a hot plate and modern two ring induction hob. Under counter built-in fridge, stripped timber flooring, inset downlights and part-glazed uPVC rear access door. The kitchen further extends via a square-headed opening to the far side, with continuation of stripped timber flooring and a further array of units, once again, set both above and below a composite worksurface with inset circular sink and drainer, together with mixer tap, along with space and plumbing for appliances including dishwasher, washing machine and dryer. Further space for tall fridge/freezer, inset downlights, double glazed fixed window to side elevation providing natural light. Electrical consumer unit.

FIRST FLOOR

LANDING

Part-galleried to stairwell below, with elaborate ceiling light, traditional 1930's doors to all bedrooms and main bathroom, together with slimline panelled door to airing cupboard with slatted shelving, radiator. Charming recessed window with modern stained and leaded glass, over-stairs cupboard housing modern Gledhill hot water cylinder. Honeywell heating and hot water thermostat.

BATH/SHOWER ROOM

Another cleverly appointed bath/shower room making the best use of space available, comprising a modern four piece suite with generously sized bath with mixer tap, dual flush WC, recessed vanity unit with mixer tap, and square slimline opening to walk-in shower cubicle with dual-headed mains powered shower, inset downlight and extractor. Four gloss-effect cupboards providing useful storage, contemporary panelling to wet areas, heated towel rail, back-lit mirror, uPVC obscure glazed window to rear elevation, inset downlights.

BEDROOM ONE

A nicely proportioned double room providing plentiful space for furniture, with the addition of an outstanding walk-in bay, once again, with central and broad fixed pane providing wonderful panoramic views across the meandering and tree-lined Malpas River, together with the ever-changing activity of the popular marina on show. A light filled room with picture railing, ceiling light, radiator.

BEDROOM THREE

A classic 'box room' with elaborate ceiling light, recessed and built-in shelving, radiator and double glazed tilt and turn window to the front elevation offering views alike to the principal bedroom, across Malpas River.

GUEST BEDROOM SUITE/BEDROOM TWO

A most intriguing dual-level room with modern spiral staircase leading up to the bedroom area set within the loft' and at first floor level, a versatile space which could be utilised as a dressing room/office or snug in which to compliment the main section set within the converted loft. Double leaf bi-folding door to rear elevation, offering a pleasant view nevertheless, over the tiered and terraced rear garden. Picture railing, ceiling light, radiator. Space saving doors to cupboard with slatted shelving and housing wet electric heating system. Spiral staircase rising to the:-

LOFT/BEDROOM AREA

Affording plentiful head room within the contours of the sloping roof, incredibly spacious and with the addition of a walk-in dormer with double glazed panes to both the side and rear aspects allowing for sensational 180 degree views spanning the length and breadth of Malpas River and the nearby surroundings of neighbouring properties. Stripped and painted flooring, cupboards to eaves storage space, varying shelving, courtesy wall light over stairwell.

THE EXTERIOR

TO THE REAR

Capturing much sunlight, a particularly pretty rear terraced garden comprising two distinct level, both of which lawned with planted intersections and navigated via shallow steps to one side, with timber picket fence to delineate the boundary. Further shrubbery and bushes establish the opposite boundary, with block retaining wall to the far side and high-level hedging. Space for garden structure (i.e. shed) to top level, if required. From the rear terraced garden, steps descend, with a pathway leading around the property, featuring water tap and recently installed timber fencing, together with side gate leading onto the:-

TERRACED FRONT GARDEN AND CUT-STONE PATIO

Incredibly impressive and undoubtedly one of the finest points in which to sit out and enjoy the favourable south-easterly sunny aspect, with the meandering tree-lined river in full sight, together with the marina and ever-changing activity particularly noted throughout the spring and summer months. A cut-stone terrace with part-painted and timber deck provides a broad and level area in which to enjoy this exceptional view, with steps descending to the parking bay and garage below, bordered by specimen plants and shrubbery including agapanthus, acers etc, creating a sublime and flourishing frontage.

GARAGE AND OFF-ROAD PARKING

A particular asset, with the slipway so nearby, the property benefits from a broad concrete hardstand providing off-road parking enough for one vehicle, together with the addition of a single garage/carport featuring power and light. Prospective purchasers should be aware that a garage door will need to be installed for secured parking or storage.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

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

