Laskowski &Co

11a Brillwater Road, Constantine, Falmouth, TR11 5AJ

£385,000

A well positioned, detached bungalow located on a quiet no-through road within a few minutes walk of the ever-popular Constantine village. Internally, this well maintained property offers nicely proportioned 3 bedroom, 2 bath/shower room accommodation with the addition of a light and bright kitchen/diner, conservatory to the rear and the addition of driveway parking, together with single garage. To be sold with the added benefit of no onward chain.

Key Features

- Detached bungalow
- A few minutes walk of village amenities
- Driveway parking and single garage
- No onward chain
- 3 bedroom, 2 bath/shower rooms
- Elevated outlook
- Enclosed front garden
- EPC rating D

THE ACCOMMODATION COMPRISES

From the brick pavia driveway, a flagstone garden path leads to a decked frontage, with shallow steps rising to an obscure glazed front entrance door opening into the:-

RECEPTION HALLWAY
Economy 7 heater, ceiling light, panel doors leading to living room, useful double width storage cupboard, opening leading into inner hallway, and part-glazed door giving access to the kitchen/diner.

LIVING ROOM
Light and bright, with broad glazing to the front elevation, central fireplace with inset wood burning stove, polished stone hearth and backsplash, together with hardwood surround and mantel. Alcove with varying shelving to one side. TV aerial point, wall lights and ceiling light. Oak flooring.

KITCHEN/DINER
A broad room with modern fitted kitchen to one side with extended breakfast bar feature, together with glazing allowing views across Constantine playing field in the distance.

KITCHEN AREA
With fitted units to three sides allowing plentiful storage, together with inset composite sink with drainer and mixer tap. Electric oven with grill, four ring induction hob, and concealed extractor above. Space and plumbing for dishwasher. Tiled splashback at midpoint, tiled flooring, inset downlights. Casement window to rear elevation, Velux window. Opening to far side providing recess for tall fridge/freezer and cupboard housing large hot water tank and wooden slatted shelving. Open to the:-

DINING AREA
Velux window, tiled flooring, Economy 7 heating, inset downlights. Glazed rear entrance door with matching side panel leading into the:-

CONSERVATORY
Glazed to three sides, with views taken in across the Constantine playing field. Ancillary worksurface incorporating space and plumbing for undercounter white goods, with inset composite sink with drainer and mixer tap. Ceiling spotlights, tiled flooring. Glazed rear access door leading to side garden pathway.

From the reception hallway, an opening leads to the:-

INNER HALLWAY
Doors to all bedrooms and the family bathroom. Loft hatch, ceiling light.

BEDROOM ONE
A bright double bedroom with broad glazing providing an outlook over the playing field and green to the rear. Built-in wardrobes, ceiling light, Economy 7 heater, TV aerial point. Panel door leading to:-

EN-SUITE SHOWER ROOM
A white three piece suite comprising low flush WC, pedestal wash hand basin with tiled splashback, and shower cubicle with folding and glazed shower door, mains powered shower and tiling throughout. Tiling to floor, window to rear elevation. Extractor fan, ceiling light. Dimplex wall-mounted towel rail. Strip light with shaver socket.

BEDROOM TWO
Another nicely proportioned double bedroom with views to the front elevation taken in via broad glazing over the landscaped garden. Plentiful space for bedroom furniture. Ceiling light.

BEDROOM THREE
A small double bedroom with casement window to the front elevation. Ceiling light, electric wall heater.

BATHROOM
A matching three piece suite comprising low flush WC, pedestal wash and basin with separate taps, panel bath with metal side grips, mixer tap and mains powered shower. Velux window providing plentiful natural light. Ceiling light, strip light with shaver socket. Mirror-fronted medicine cabinet, heated towel rail, extractor fan. Tiling to wet areas and floor. Dimplex wall-mounted heater.

THE EXTERIOR

TO THE REAR
Low-lying granite retaining wall, paved rear pathway with granite chippings for ease of maintenance. Water tap. High boundary fence providing separation from playing field.

TO THE FRONT

DRIVEWAY AND GARAGE
A brick pavia driveway provides parking enough for two-three vehicles. The single garage with exterior courtesy light offers excellent dry storage and further parking, if required.

LANDSCAPED GARDEN
From the brick pavia driveway, a hard landscaped frontage with all-weather turf and garden pathway leads to a raised deck, providing a sitting out space, together with steps rising to the front entrance with courtesy handrail.

GENERAL INFORMATION

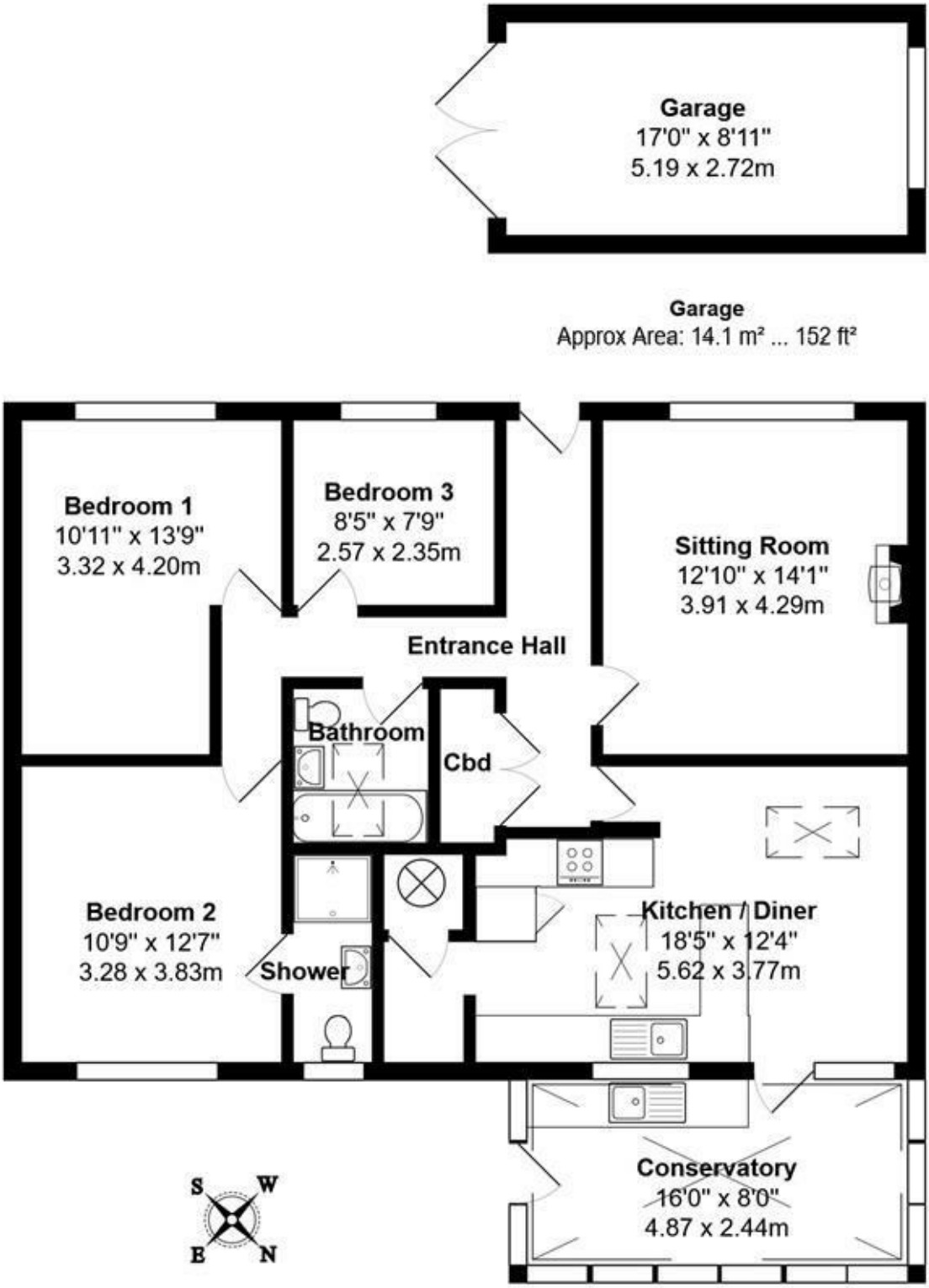
SERVICES
Mains electricity, drainage and water are connected to the property. Economy 7 electric heating.

TENURE
Freehold.

COUNCIL TAX
Band D - Cornwall Council.

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

Floor Plan



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Total Approx Area: 102.9 m² ... 1108 ft² (excluding garage)

All measurements are approximate and for display purposes only