



Laskowski  
&Co



**125 Dracaena Avenue, Falmouth, TR11 2ER**

**Guide Price £355,000**

A well appointed, particularly spacious and superbly maintained 3 bedroom semi-detached house located on one of Falmouth's well known thoroughfares, offering easy access to the town centre and beaches alike. Internally, the property benefits from a recently fitted and stylishly appointed kitchen, double reception room incorporating living/dining areas, modern bathroom, generously sized garden with sheltered rear patio, 'garage'/store and plentiful driveway parking. In all, a well presented home of a practical nature, providing a high degree of appeal for those purchasers requiring a 'turn key' home close to all Falmouth's wide ranging amenities.

## Key Features

- Superbly appointed 3 bedroom house
- Stylish fully fitted kitchen
- Enclosed patio and sizable rear garden
- Garage/store with power, light and water connected
- Semi-detached
- Dual aspect and open living/dining room
- Deep driveway offering parking for several vehicles
- EPC rating D







## THE ACCOMMODATION COMPRISES

A tarmacadam driveway provides ample off-road parking and leads to a raised and decked threshold, providing shelter, retaining pillar, courtesy light and part obscure glazed uPVC entrance door leading into the:-

### ENTRANCE HALLWAY

A bright and welcoming entrance area, with contemporary wood-effect flooring, turning staircase rising to first floor level, with cupboard under housing Worcester combination boiler providing domestic hot water and central heating, further storage and obscure glazed window. Radiator, inset downlighters, panelled door into kitchen, further panelled door to:-

### LIVING/DINING ROOM

Spanning the full depth of the property, bright and light, with a broad bay window to the front elevation offering an elevated view over lower Dracaena and rolling fields of Flushing in the distance. Glazed entrance door with matching glazed side panel providing access onto the enclosed and sheltered rear courtyard.

### LIVING AREA

Bay window to front elevation, with obscure glazed leaded header panels over, enjoying views over lower Dracaena, playing fields and fields of outer Flushing in the distance. Radiator, ceiling and wall lights, contemporary wood-effect flooring, TV aerial point. Open to the:-

### DINING AREA

Glazed rear entrance door, providing much natural light and access to the patio, matching side panel. Ceiling light, contemporary wood-effect flooring, two wall lights, radiator.

### KITCHEN

Superbly appointed and fully fitted, with an array of light blue handle-less cupboards and drawers above and below a quartz-effect worksurface, incorporating a composite sink with drainer and mixer tap. Appliances to include a Beko electric oven, Blomberg four-ring gas hob, stainless steel splashback and broad extractor fan over. Inset downlights, uPVC casement window to side elevation, contemporary flooring, radiator. From the kitchen, a retractable worktop gives way to:-

### UTILITY AREA

A most useful space, providing a counter top with under-counter space for washing machine, dryer etc. Continuation of over-counter cupboards, uPVC double glazed casement window, providing much natural light. Space for tall fridge/freezer, part obscure glazed uPVC rear entrance door. Continuation of contemporary wood-effect flooring, inset downlighters. Door to:-

### SEPARATE WC

Vanity unit with small sink and mixer tap, low flush WC. Extractor fan, contemporary wall light, contemporary wood-effect flooring.

### FIRST FLOOR

Obscure glazed leaded window to front elevation, inset downlights over stairwell.

## LANDING

Contemporary flooring throughout, radiator, inset downlighters. Doors to all rooms and family bathroom, loft hatch.

### BEDROOM ONE

A nicely proportioned double bedroom, with broad glazing to the front elevation and obscure glazed header panels, providing far-reaching views over nearby fields of Flushing and a snapshot of the Penryn River and outer marina. Picture rails, contemporary oak-effect flooring, radiator, ceiling light with dimmer switching.

### BEDROOM TWO

Another similarly proportioned double bedroom, with picture rails, broad glazing providing an elevated overlook over the rear garden. Radiator, ceiling light. Ample space for bedroom furniture.

### BEDROOM THREE

Currently utilised as a room for storage. A single room, with uPVC double glazed window to far side, radiator, ceiling light. Picture rails.

### BATHROOM

Making effective use of space and fully appointed, with a three-piece suite comprising a bath with glazed side panel, mains-powered shower and ancillary showerhead, low flush WC, vanity area comprising an array of cupboards, sink and mixer tap. Tiled flooring and walls. Mirror-fronted medicine cabinet, inset downlights, obscure glazed casement window to side elevation. Wall mounted heated towel rail.

## THE EXTERIOR

### FRONT DRIVEWAY AND PARKING

A deep, low maintenance, tarmacadam driveway, providing off-road parking for several vehicles. A small lawned area, bordered by low lying hedging and granite stones, provides a degree of shielding from Dracaena Avenue.

### REAR LOWER PATIO

A broad area, paved with mellow stone, and enclosed by retaining walls with immediate access from the dining area, together with side access from the garage. An excellent sheltered area, enclosed and safe, especially for those with children or pets, and a fabulous sun trap in the afternoon. Side access to an enclosed rear passageway, covered by convenient polycarbonate roofing, providing a small enclosure, useful for storage. Steps rise to:-

### UPPER PATIO AND GARDEN

Accessed via pathway, surrounded by stone chippings and low lying vertical timbers, providing an ancillary sitting-out space, capturing the late afternoon sun, bordered by mature hedging to one side and, beyond, a gently inclining lawned area of garden, enclosed by mature hedging, feather-edged fencing. Small enclosed area to keep chickens, enclosed by panel fencing which could, of course, be utilised as a further garden space. From the covered outdoor area, a large timber set of swing doors opens into the:-

### GARAGE/STORE

A particularly useful outbuilding, with pitched roof, power, light and plumbing.

## GENERAL INFORMATION

### SERVICES

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

### COUNCIL TAX

Band C - Cornwall Council.

### TENURE

Freehold.

### VIEWING

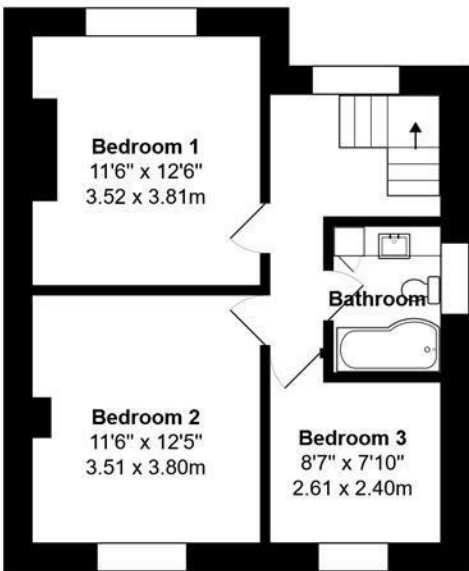
By telephone appointment with the vendor's Sole Agent -  
Laskowski & Company, 28 High Street, Falmouth, TR11  
2AD. Telephone: 01326 318813.



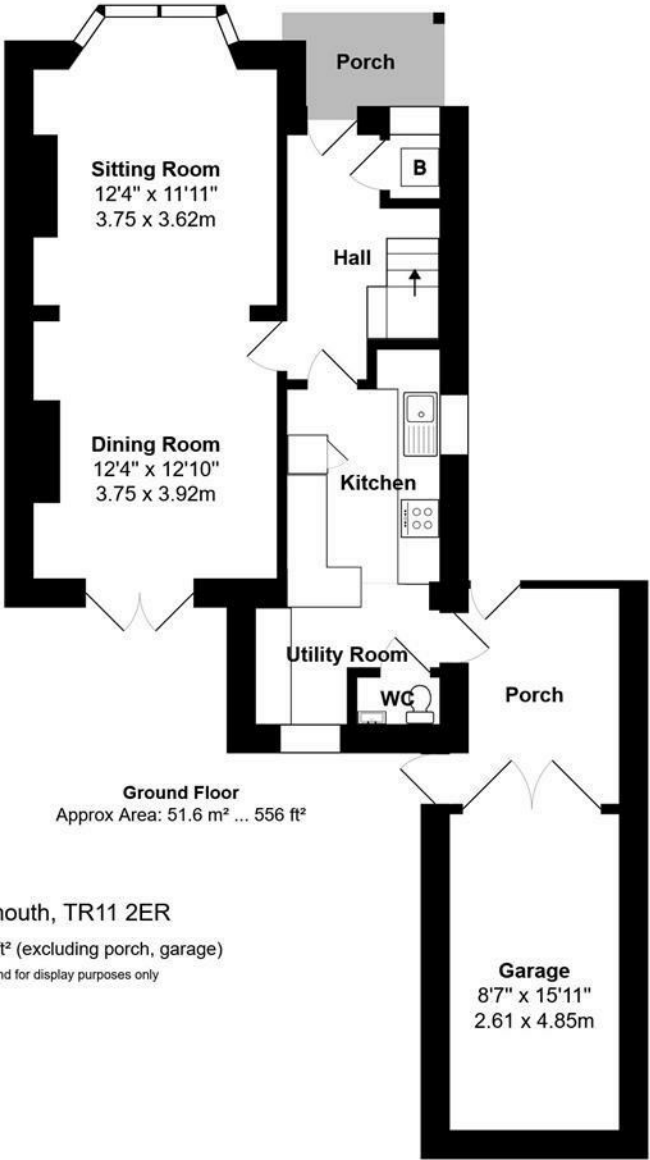




# Floor Plan



**First Floor**  
Approx Area: 46.6 m<sup>2</sup> ... 501 ft<sup>2</sup>



**Ground Floor**  
Approx Area: 51.6 m<sup>2</sup> ... 556 ft<sup>2</sup>

Dracaena Avenue, Falmouth, TR11 2ER  
Total ApproxArea: 98.2 m<sup>2</sup> ... 1057 ft<sup>2</sup> (excluding porch, garage)  
All measurements are approximate and for display purposes only