



Laskowski
&Co



10 St Nazaire Close, Falmouth, TR11 5FP

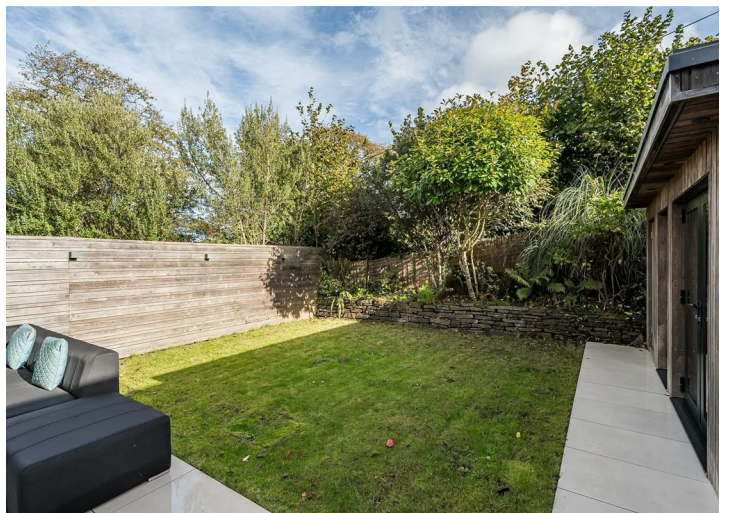
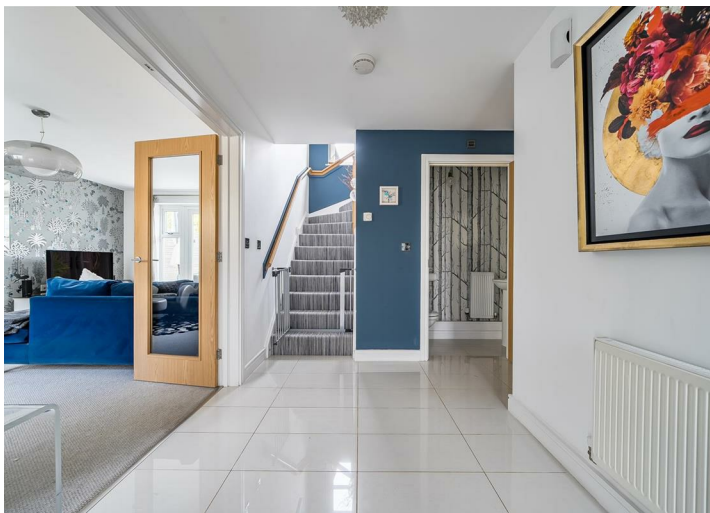
£475,000

****SIMILAR PROPERTIES REQUIRED****

Situated within a select development moments from Falmouth Golf Club, Swanpool Beach, Nature Reserve and the picturesque South West Coast Path; a superbly presented and beautifully maintained 3 double bedroom, 2 bath/shower room semi-detached modern home, benefitting from stylishly landscaped front and rear gardens, detached studio/garden room with side store, double aspect living room, principal bedroom with en-suite shower room and private off-road parking for 2 vehicles.

Key Features

- Exceptional modern home
- Superbly maintained, immaculately presented
- Detached studio with power, light and side store
- Private off-road parking for 2 vehicles
- 3 double bedrooms, 2 bath/shower rooms
- Landscaped and enclosed rear garden
- Within 5 minutes' walk of Swanpool beach
- EPC rating C



THE ACCOMMODATION COMPRISES

From the pedestrian walkway, a set of steps with courtesy hand rail leads to a superbly landscaped frontage, with slate tiles approaching a covered entranceway. A replacement front entrance door, with matching obscured side panels and exterior courtesy light, leads into the:-

RECEPTION

Light and bright, providing a sense of space, rarely seen within modern homes. Inset matting upon entry, with contemporary tiled flooring to the remainder. Master BT phone socket with internet connection. Ceiling light, radiator. Turning staircase rising to first floor level. Glazed casement doors provide access to living room. Further doors to WC and kitchen/diner respectively. Horstmann wall-mounted heating thermostat.

LIVING ROOM

A bright and double aspect room spanning the full depth at the property, with tilt and turn window to the front elevation and set opposite, glazed French doors with matching side panels providing an outlook over the landscaped and enclosed rear garden. TV Master hub point socket. Contemporary wall lights, hanging ceiling light, two radiators. Chimney flue for the installation of a log burner, if desired.

WC

Low flush WC, pedestal wash hand basin with mixer tap and tiled splashback. Ceiling light, extractor fan, radiator. Continuation of tiled flooring from reception. Electrical consumer unit at ceiling height.

KITCHEN/DINING AREA

Another well proportioned, light and nicely sized room featuring an L-shaped kitchen to the far side and to the other, a designated dining area providing space enough for a table and chairs.

KITCHEN AREA

With contemporary units set in an L-shape, adorned by a wood-effect work surface providing quality appliances and incorporating a one and a half bowl stainless steel sink/drainage unit with mixer tap. Quality appliances include: Neff double oven with grill, tall built-in fridge/freezer, four ring stainless steel gas hob with stainless steel splashback and matching extractor. Broad uPVC double glazing providing a pleasant view over the landscaped rear garden. Ceiling spotlights, contemporary tiled flooring. Radiator. Door to the utility.

DINING AREA

Space for dining furniture. Radiator, TV aerial point, broad tilt and turn window to the front elevation. Continuation of contemporary tiled flooring. Pendant light.

UTILITY ROOM

Small wood-effect worksurface with space and plumbing for washer and dryer respectively. Over counter cupboard housing Potterton combi boiler providing domestic hot water and heating. Radiator, ceiling light, extractor fan. Continuation of tiled flooring. Wall-mounted heating thermostat. Part-glazed uPVC rear entrance door providing access to the landscaped garden.

FIRST FLOOR

Turning staircase rising to the:-

LANDING

With light pouring in via feature tilt and turn window at mid-landing. Part-galleried to stairwell below. Doors to all bedrooms, main bathroom and storage cupboard housing Megaflow hot water system, together with slatted shelf. Radiator, loft hatch, ceiling spotlights.

BEDROOM ONE

Another lovely and light room providing plentiful space for bedroom furniture, together with walk-in dressing area to one side, with door to en-suite shower room. Two sets of tilt and turn windows to the front and rear elevations respectively. Two sets of ceiling spotlights. Radiator.

EN-SUITE

A white three piece suite comprising low flush WC, pedestal wash hand basin with mixer tap, and corner shower cubicle with glazed shower doors, mains powered shower and contemporary tiling throughout. Velux window providing natural light. Heated towel rail, shaver socket, inset downlights set over mirror. Extractor fan, ceiling spotlights, tiled flooring.

BEDROOM TWO

Another nicely proportioned double bedroom set at mid-point from the landing, with broad glazing to the four sides incorporating four casement windows with a pleasant outlook over the communal green area. Radiator, ceiling light.

MAIN BATH/SHOWER ROOM

Neutrally decorated throughout and furnished with white sanitaryware including low flush WC, pedestal wash hand basin with mixer tap, panel bath with metal handgrips and mixer tap. Shower cubicle with glazed shower door, Mira Sport electric shower and contemporary tiling throughout. Velux window, together with obscure glazed casement window. Tiling to wet areas, fully tiled walls over bath. Heated towel rail, extractor fan, ceiling spotlights, inset downlights over mirror.

BEDROOM THREE

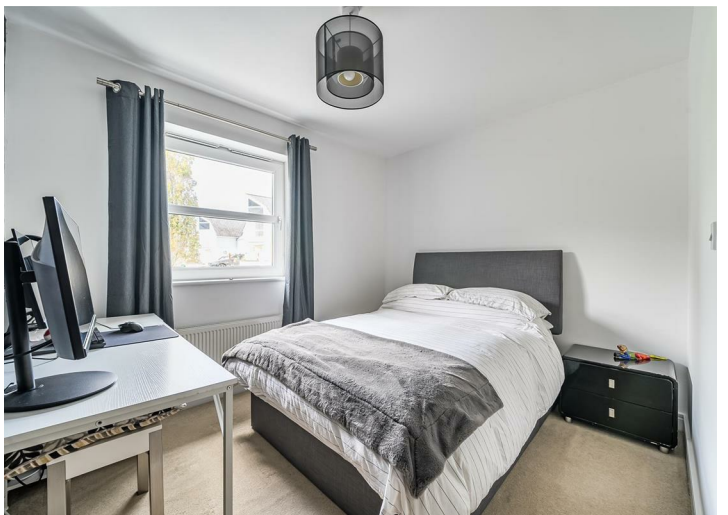
Another double bedroom with tilt and turn window to front elevation, providing an outlook over the communal green beyond. Radiator, ceiling light, telephone point.

THE EXTERIOR

TO THE REAR

LANDSCAPED GARDEN

Beautifully appointed, thoughtfully landscaped and contemporary in design, featuring a porcelain tiled patio expanding across the entirety of the rear of the property, allowing those discerning purchasers the opportunity to furnish accordingly. Raised planter with red acer. The porcelain tiling continues around a stylish outbuilding/studio with storage area. Well enclosed to three sides via contemporary timber fencing, low retaining stone wall to the rear, and raised planted border. An area of lawn exists, once again, providing those discerning purchasers with the opportunity to maintain accordingly. Exterior courtesy lighting to the rear of the property, with courtesy water tap.



GARDEN STUDIO AND STORE

A contemporary timber clad outbuilding with inset downlights surrounding within the soffits, glazed French doors and matching fixed side panel providing much natural light. Offering the opportunity for those respective purchasers to use for a multitude of options including hobbies, work from home requirements or overnight accommodation etc. Electric wall heater, inset downlights, power provided. A timber door to the far side of the studio/store provides useful dry storage for gardening equipment etc, with timber shelves, strip lighting and power.

TO THE FRONT

LANDSCAPED TERRACE

Another superb addition to this particular property. Hard landscaped with varying pot plants, white pebbles and slate tiles providing a stylish front approach. A small decked area surrounded by white stone pebbles provides a sitting out space, sheltered from the elements, with contemporary fencing, together with exterior courtesy wall lights. Covering to front entrance with exterior light. Stairwell with handrail provides access to the property and is enclosed via metal railings.

ALLOCATED PARKING

Set adjacent to the neighbouring property, on the upper side, a parking area with garages and open spaces, together with visitor spaces provide parking for Number 10. Two conveniently positioned open spaces set in parallel provides access along a brick pavia forecourt along to a stairwell leading down to the property.

COMMUNAL GARDENS

A pleasant feature of this small and select development, a landscaped central area, mainly laid to lawn with pathways throughout, providing an external area purely for residents, planted with an array of shrubs, bushes and trees, with extensive lawn, beautifully maintained.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band D - Cornwall Council.

TENURE

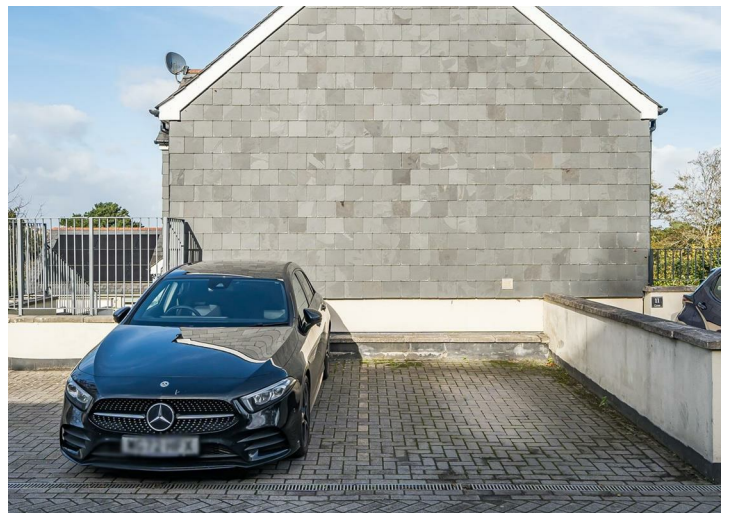
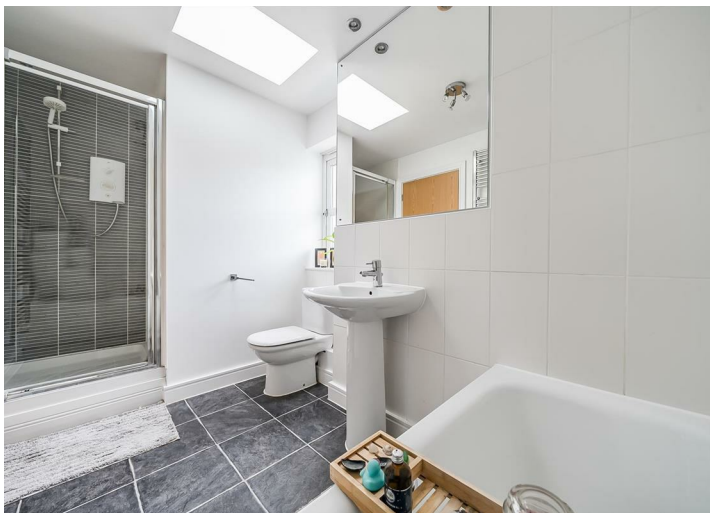
Freehold.

AGENT'S NOTE

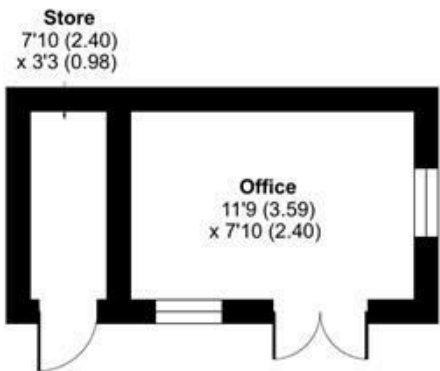
There is a service charge for each resident of St Nazaire Close for the upkeep of the communal parts. Circa £275 every 6 months. Management company: First Point.

VIEWING

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

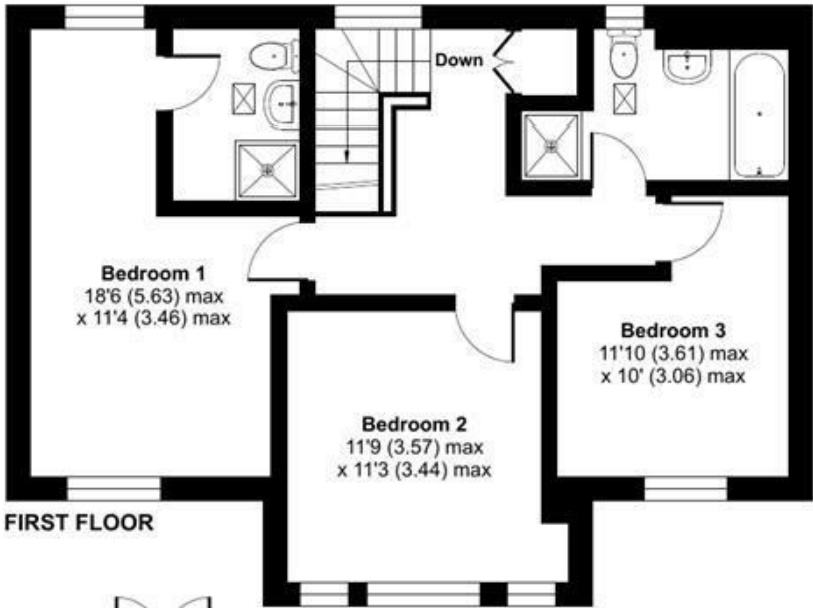


St. Nazaire Close, Falmouth, TR11

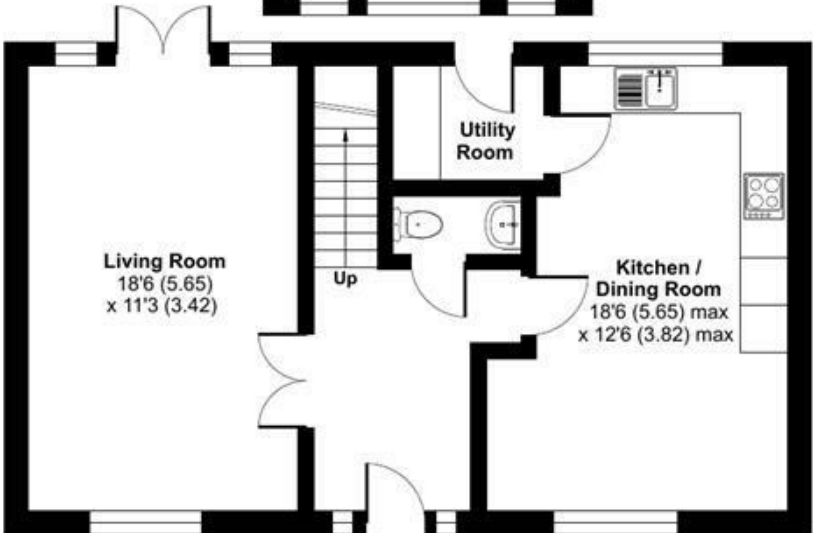


OUTBUILDING 1 / 2

Approximate Area = 1222 sq ft / 113.5 sq m
Outbuildings = 118 sq ft / 10.9 sq m
Total = 1340 sq ft / 124.4 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhecom 2025. Produced for Laskowski & Company. REF: 1370540