



**101 Laflouder Fields, Mullion, TR12 7EJ**

**£450,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

# 101 Laflouder Fields

- THREE BEDROOM DETACHED BUNGALOW
- TUCKED AWAY CUL-DE-SAC POSITION
- HIGHLY REGARDED DEVELOPMENT
- BRIGHT CONTEMPORARY ACCOMMODATION
- TASTEFULLY DECORATED BY THE PRESENT VENDORS
- GARDENS
- GARAGE
- FREEHOLD
- COUNCIL TAX D
- EPC D64

A beautifully presented three-bedroom detached bungalow, tucked away in a lovely cul-de-sac within the highly regarded Laflouder Fields development, located in the ever-popular coastal village of Mullion.

This superb home is a true credit to the current owners, who have thoughtfully updated and enhanced the property throughout their ownership. It now offers bright, contemporary living space, tastefully decorated and benefiting from oil-fired central heating and double glazing.

The accommodation briefly comprises a generous entrance hallway, a welcoming lounge featuring an open fireplace, and a stunning modern kitchen/diner with doors opening directly onto the rear garden, perfect for indoor-outdoor living. There are three well-proportioned bedrooms, including a principal bedroom with en-suite WC. A separate utility area leads through to a superb hobbies/workshop/study space, in addition to an integral garage.

Outside, the gardens are a particular highlight, beautifully landscaped and thoughtfully planted with a variety of mature plants, trees, and shrubs, further enhancing the property.

Mullion is the largest village on the Lizard Peninsula and offers a vibrant community atmosphere with a wide range of amenities. These include shops for everyday needs, primary and secondary schooling, a nursery, an 18-hole links golf course, churches, a health centre, and a pharmacy. The village also boasts a charming harbour and two picturesque beaches, making it an ideal coastal location.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)







#### **PART GLAZED DOOR**

With matching side panel leading to

#### **HALLWAY**

Of generous proportions, a lovely welcome to this super home with wood effect flooring and storage cupboard with slatted shelving.

#### **LOUNGE 15'8" x 14'9" (plus bay window) (4.8 x 4.5 (plus bay window))**

A light airy room which is dual aspect with a bay window that overlooks the front garden and a stone fireplace with hearth and wood mantle which is over and has an open fire (not tested).

#### **KITCHEN/DINER 25'11" m x 13'9" (7.9 m x 4.2)**

The property has recently been enhanced with a modern kitchen finished in sleek white high-gloss units, complemented by striking black granite worktops incorporating an integral sink and drainer. A 70cm Neff induction hob sits beneath a contemporary stainless steel effect chimney-style extractor hood, set against a stylish black granite splashback.

The kitchen is thoughtfully designed with an excellent range of base and wall-mounted units, including practical features such as sliding bin storage and two corner carousel cupboards. Matching upstands and additional stainless steel splashbacks add to the refined finish, while integrated plinth and under-unit lighting create a warm and inviting atmosphere.

A full suite of integrated appliances includes an oven, combination microwave oven, dishwasher, and fridge freezer. The space is further enhanced by wood-effect flooring and an abundance of natural light, with windows to both the front and rear aspects with matching granite sills, along with a glazed sliding patio door and matching side panel that open onto the garden.

From the kitchen, a door leads back to-

#### **UTILITY ROOM 9'2" x 9'2" (2.8 x 2.8)**

With two sets of worktops with cupboard under, plumbing for washing machine, further cupboard which houses the Grant oil boiler, wood effect flooring, two windows and part glazed door leads out onto the rear garden. Door to

#### **HOBBIES/STUDIO/WORKSHOP 15'5" x 10'2" ? (4.7 x 3.1 ?)**

A highly versatile and practical space, ideal for a variety of uses such as a workshop, hobbies room, or home office. The room is well-equipped with a workbench, power, and lighting, and benefits from excellent natural light via three windows. There are two access doors, including an integral door leading through to the garage.

**MASTER BEDROOM 11'9" x 11'9" (3.6 x 3.6)**

With window to the rear aspect overlooking the garden, two sets of wardrobes and door to -

**EN SUITE**

Being newly appointed with sink unit set into a vanity style unit with storage under, wall mirror over, dual flush W.C. with concealed cistern, easy clean walls, ladder style towel drying radiator and obscured glazed window to the side aspect.

**BEDROOM TWO 10'9" x 10'9" (3.3 x 3.3)**

With window to the front aspect overlooking the garden and wardrobes with glazed doors.

**BEDROOM THREE 10'9" x 7'10" (3.3 x 2.4)**

With wardrobe and window to the front aspect.

**SHOWER ROOM**

Beautifully appointed, the bathroom features a generous glazed walk-in shower cubicle with a luxurious rain-style drencher head and additional handheld shower, complemented by easy-clean splashbacks. A wash hand basin is set within a stylish vanity unit with storage beneath, alongside further fitted storage with shelving above. There is a concealed cistern dual flush W.C., while the room is finished with attractive tiling to the floor, easy-clean wall surfaces, and an obscure glazed window to the side aspect providing natural light and privacy.

**OUTSIDE**

There is a generous driveway with parking that leads to -

**GARAGE 16'4" x 9'2" (5 x 2.8)**

With roller door, power, light and cold water tap, window to the side aspect and internal door back to the workshop/studio.

**GARDENS**

The gardens are a true highlight of the property, having been beautifully landscaped and meticulously maintained. To the rear, a well-kept lawn is interspersed with established beds featuring a variety of mature plants, trees, and shrubs, creating a lovely setting. Attractive hedging to the front provides a good degree of privacy from the cul-de-sac, while a pedestrian pathway offers convenient access along the side of the property.





#### REAR GARDEN

This area is an absolute delight, thoughtfully landscaped and beautifully maintained. It boasts an impressive array of mature plants, trees, and shrubs, creating a rich and tranquil environment. A charming stone patio provides an ideal seating area, enhanced by attractive Mediterranean-style planting and an ornamental pond with a gently moving water feature, adding to the sense of calm.

The garden continues with a well-kept lawn interwoven with pathways and established beds, all carefully planted to provide year-round interest. Additional features include a delightful summerhouse and a greenhouse, double external power socket, while many areas of the garden enjoy a good degree of privacy, making it a perfect space for relaxation and entertaining.

#### SERVICES

Mains water, electricity, drainage and oil fired central heating.

#### WHAT3WORDS

investors.branch.suitable

#### ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

#### COUNCIL TAX

Council Tax Band D.

#### DATE DETAILS PREPARED.

13th April 2026.

#### MOBILE AND BROADBAND

To check the broadband coverage for this property please visit - <https://www.openreach.com/fibre-broadband>

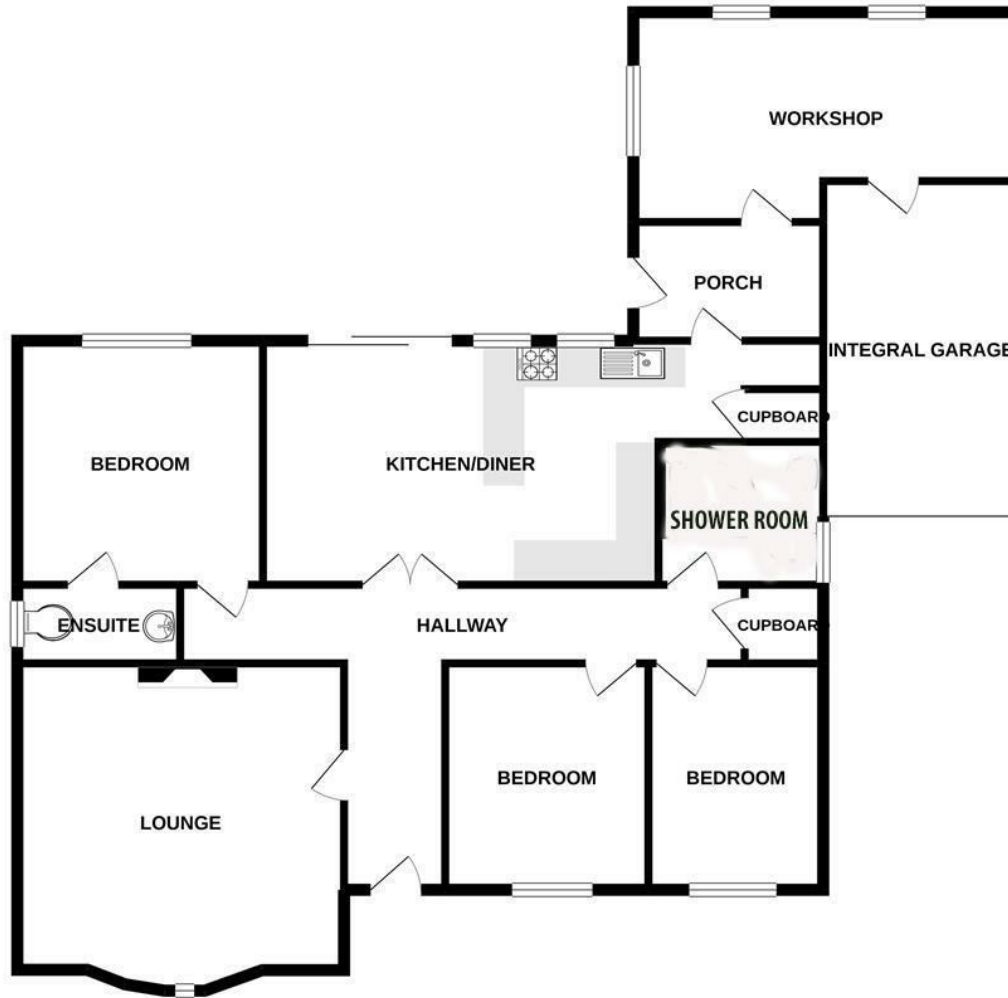
To check the mobile phone coverage please visit - <https://checker.ofcom.org.uk/>

#### PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.



GROUND FLOOR  
1495 sq.ft. (138.9 sq.m.) approx.



TOTAL FLOOR AREA : 1495 sq.ft. (138.9 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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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         | 79        |
| (55-68) D                                   |  | 64                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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