

3 Walters Way
Rosudgeon, TR20 9DW



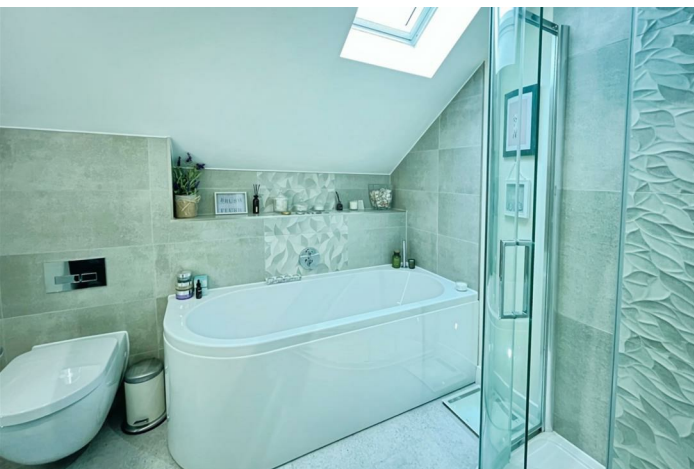




3 Walters Way Rosudgeon, TR20 9DW

Stunning 4-Bedroom Detached Home in Rosudgeon

Only 4 years old, this beautifully presented detached property offers modern living in a sought-after village location. Designed with both style and comfort in mind, the home boasts four well-proportioned bedrooms and 2 bathrooms (master ensuite) ideal for family life or those looking for extra space.



As you enter the home, the feeling of quality is abundant. The living room seamlessly opens through to the kitchen family room and overlooks the landscaped enclosed rear garden.

The highlight of the property is its stunning rear garden, thoughtfully landscaped to create a perfect space for relaxing and entertaining. To the front, there is ample driveway parking for up to four vehicles, making it practical as well as attractive.

Finished to a high standard throughout, this home combines contemporary design with a welcoming feel, a viewing of this quality home is advised.



The Mather Partnership, Offices in Helston & Hayle
Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk
| www.thematherpartnership.co.uk

Offers in excess of £615,000

Location

Rosudgeon is a quiet hamlet that lies slightly inland from one of Cornwall's most prized stretches of coast land - a brilliant base from which to access miles and miles of coastal paths and a plethora of beaches and coves within easy reach. Nearby Prussia Cove is particularly lovely, unspoiled and rich in smuggling history. The cove was once a favourite haunt of John Carter, known as the 'The King of Prussia' - who landed much of his loot on the beach. Today it is home to a small harbour and slipway, which is still used by the local fishermen. The beach is great for swimming and offers fantastic snorkeling opportunities as well as being dog friendly all year round. Rosudgeon offers good local amenities including the recently opened and well stocked Co-Op, a pub and large sports ground with social club where many activities take place. The property is also well placed for access to the A30, comprehensive day to day facilities and schooling options available in both nearby Penzance and Helston.

Accommodation

Entrance Hall

Living Room - 15'11 x 15'11

Kitchen Family Room - 23'06 x 10'11

Utility Room - 9'04 x 7'04

Separate W/c - 6'06 x 2'10

Dining Room - 9'08 x 9'05

Stairs To The First Floor

Master Bedroom - 16'01 x 11'09

Ensuite - 8'00 x 3'10

Bedroom - 11'01 x 9'04

Bathroom - 8'01 x 6'07

Bedroom/Dressing Room - 13'00 x 9'04

Bedroom/Media Room - 13'00 x 9'04

Garage

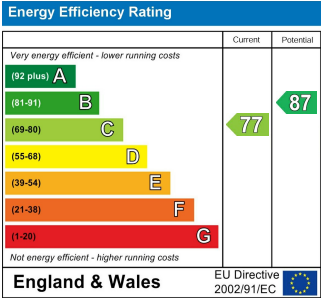
19'05 x 9'11

Electric remote controlled door. The gas boiler is located to the rear of the garage. Double glazed door giving access onto the enclosed rear garden. Loft access.

Parking

To the front of the property there is parking for 2 cars and an electric car charging point. There is also additional parking opposite the property for 2 further cars.





Outside

To the front of the property is a graveled garden with mature flower beds housing a profusion of specimen shrubs and plants. The garden to the rear can be accessed from the kitchen family room or utility room and offers a large Sandstone patio area creating the ideal Alfresco dining area or sunbathing area with a lawn garden beyond. To the side of the lawn is a further graveled area of garden creating a further seating area. The garden is enclosed by a wide range of mature shrubs and plants and fencing. The garden provides a high degree of privacy.

Services

Mains electric and water. Private drainage and LPG gas

Agents Note

There is a management company in place for the communal areas with the charge currently set at £350 per year

Council Tax Band- E

What3Words

///dynamic.actor.convinces

Anti Money Laundering Regulations – Purchasers

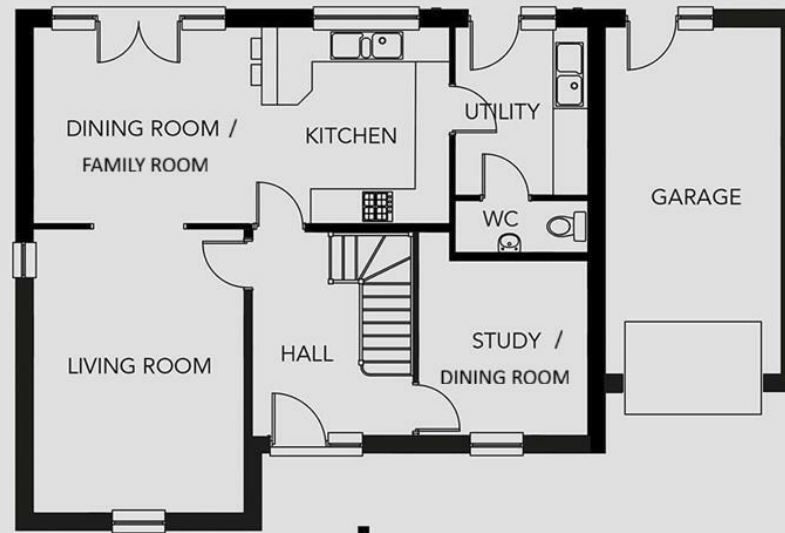
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

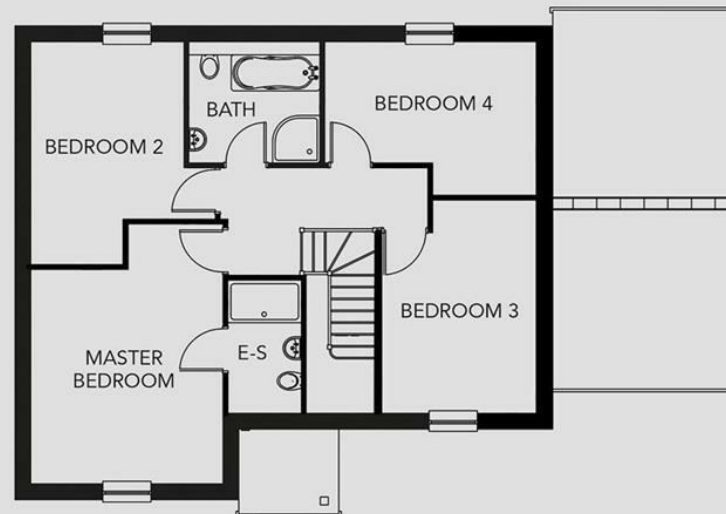
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



FIRST FLOOR



The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

