

FOR SALE



Norfolk Road, Falmouth
Guide Price £470,000


MARTIN&CO

Norfolk Road

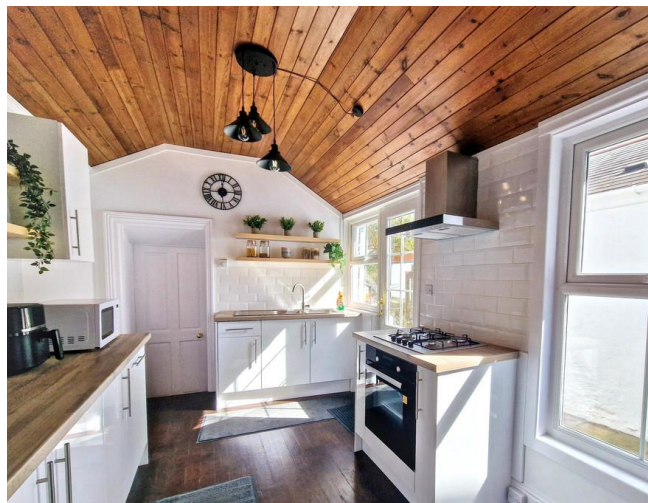
Guide Price £470,000

- NEWLY REFURBISHED
- BRAND NEW KITCHEN AND BATHROOM
- PERIOD FEATURES
- HIGH STANDARD OF FINISH
- SECLUDED GARDEN

A refurbished, elegant, three-bedroom townhouse, benefitting from an extended kitchen and a large loft room, with sea views from the first and second floor...

A very well refurbished and elegant three-bedroom townhouse, benefitting from a modern, extended kitchen and a large loft room, with sea views from the first and second floor. Classical proportions, combined with original features and period details create a bright and airy home, ready to move into. There is also a pleasant, secluded garden to the rear.

Having been let for a number of years, this stunning property has been sympathetically refurbished by the current owner to provide a comfortable and modern townhouse, which still retains many traditional features, including bedroom fireplaces, high ceilings, moulded



cornices, picture rails and panelled doors, to name a few! Entering the property, you initially come into a traditional porch, with a half-paned stained-glass door leading into the entrance hall. There are two spacious reception rooms, a lounge and a dining room, both with large windows with window seats which allow lots of natural light to come into the rooms.

To the rear of the ground floor is a very striking kitchen which has an attractive timber panelled vaulted ceiling fitted with contemporary pendant ceiling lights. A range of white, high gloss cabinets, include a tall larder cupboard and an integrated dishwasher and an integrated oven with gas hob. There is also space for a free-standing fridge-freezer and a range of useful display shelves. There is a stainless-steel sink a drainer and tiled splash backs. The floor is solid wood and there are three windows and a half paned back door which look out to the side courtyard and flood the room with natural light.

To the rear of the kitchen, a couple of steps take you down to a large bathroom which is mainly tiled and has a modern, white three-piece suite. There is a P-shaped bath, with a Raindance shower head with a second hand-held attachment fitted over the bath, plus a glass shower panel. There is also a laundry cupboard which houses a washing machine as well as the gas combi-boiler. The bathroom has two obscured-glass windows which provide lots of natural light.

Back in the hallway, a corbelled arch frames the view of the traditional turned staircase which leads up to the first floor and is lit from a large window on the half landing. The landing has doors leading to two large double bedrooms, both with traditional bedroom fireplaces (not working) and the rear having lovely coastal views. There is also a third single bedroom. Non regulation stairs lead up to a very useful, large loft room which we are informed has been insulated and has a Velux style window which provides natural light as well as more stunning sea views.



The pretty walled garden at the rear is private and enjoys a sunny aspect, along with a rear garden gate for pedestrian access.

Freehold

Council Tax Band B

EPC D

Gas Central Heating & Hot Water

UPVC Double Glazing

Garden

Mains gas, electricity, water and drainage

No Onward Chain

Broadband : Ultrafast Broadband available at this postcode.

Mobile Phone Coverage: O2 / EE / Three / Vodafone - Please contact individual providers for further information

Source: Ofcom.org.uk

LOCATION

Norfolk Road is a handsome and characterful street of early twentieth century houses, many painted in pretty pastel colours and with interesting architectural features. Conveniently located for the amenities of the town centre, the property is under a 10 minute stroll, (0.3 miles) to the towns' shops and amenities on Church Street.

Falmouth is exceptionally located on the south coast of Cornwall and has an abundance of local amenities as well as being well connected by roads and train services to the rest of Cornwall and beyond. Swathed in maritime history, Falmouth is now a vibrant hub for sporting and cultural pursuits. The south Cornish coast offers fabulous sea swimming, paddle boarding and hiking trails just a stone's throw away. There are numerous yacht and sailing clubs nearby with some of the finest day sailing waters in the UK, and Falmouth Golf Club is located at Swanpool. Being home to the world-famous Falmouth School of Art, Falmouth is a hub for the Arts in Cornwall, with the Princess Pavilion and The Poly offering a rich programme of events throughout the year.



Approx Gross Internal Area
114 sq m / 1227 sq ft



Ground Floor
Approx 54 sq m / 577 sq ft

First Floor
Approx 34 sq m / 364 sq ft

Second Floor
Approx 27 sq m / 286 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Martin & Co Falmouth

72 Kimberley Park Road • Falmouth • TR11 2DF
T: 01326 697696 • E: falmouth@martinco.com

01326 697696
<http://www.martinco.com>


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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.