Laskowski &Co



2 Manor Close, Falmouth, TR11 4LE

£375,000

A substantial, detached, double fronted, 3 bedroom bungalow set in an elevated position within this quiet close, enjoying far-reaching view towards Tregonnigie Woods, down to Swanpool with a glimpse of the bay in the distance. The accommodation comprises; bay windowed living room and double bedroom to the front, 2 further bedrooms, bathroom, cloakroom, dining room, kitchen, utility room and a useful outside store - ideal for a home office/gym. The property is set in a good size, yet manageable plot, with several patio areas to the rear, a series of lawned tiers to the front and a large private drive providing off-road parking for several vehicles.

Key Features

- Double fronted detached bungalow
- Lounge and main bedroom enjoying elevated views
- Dining room and fitted kitchen
- Driveway parking for several vehicles
- Spacious 3 bedroom accommodation
- Bathroom and separate cloakroom
- Double glazing and gas central heating
- EPC rating D











THE LOCATION
Manor Close is a highly desirable, quiet location around a mile from Falmouth's bustling town centre. Within a few minutes' walk is Falmouth high school, Falmouth hospital and a doctor's surgery. The bungalow enjoys elevated views towards Tregonnigie Woods nature reserve, offering lovely streamside walks down to Boslowick and onto Swanpool.

THE ACCOMMODATION COMPRISES

FRONT APPROACH
A private driveway and path to the side lead up the front entrance. Sliding glazed doors to:-

ENTRANCE PORCH
5'0" x 2'6" (1.52m x 0.76m)
Coat hooks. Double glazed door with matching side windows to:-

ENTRANCE HALL
18'0" x 13'3" (5.49m x 4.04m)
A generous introduction to the property with three useful built-in storage cupboards - one for cloaks, a utility cupboard and airing cupboard housing the Worcester gas combination boiler and slatted linen shelving. Radiator. Access to partially boarded loft space with light.

LIVING ROOM (FORMER BEDROOM)
12'6" x 11'6" (3.81m x 3.51m)
Double glazed, triple aspect bay window enjoying far-reaching elevated views across the front garden to Tregonnigie Woods, Swanpool and a glimpse of the sea in the distance. Radiator.

DINING ROOM
12'6" x 10'6" (3.81m x 3.20m)
Double glazed window to the rear. Radiator. Archway to the:-

KITCHEN
11'6" x 8'6" (3.51m x 2.59m)
Fitted with a range of wall mounted cupboards and matching base cupboards and drawers with a U-shape worksurface over. Inset stainless steel sink unit with mixer tap. Inset four-ring electric hob with fitted oven below and extractor unit above. Spaces to house a fridge, freezer and washing machine. Double glazed window to the side. Double glazed door giving access to the:-

UTILITY/REAR PORCH
8'9" x 8'3" (2.67m x 2.51m)
A generous utility area with tiled flooring. Double glazed window to side and two sets of double glazed sliding doors to either side giving access onto the rear gardens.

BEDROOM ONE (FORMER LIVING ROOM)
14'0" x 12'6" (4.27m x 3.81m)
Triple aspect, double glazed window to the front enjoying the elevated views towards neighbouring woodlands. Focal stone fireplace (currently blocked), radiator.

BEDROOM TWO
15'6" x 11'0" (4.72m x 3.35m)
A generous double, dual aspect room with double glazed windows to side and rear elevations. Radiator.

BEDROOM THREE
11'0" x 7'6" (3.35m x 2.29m)
Double glazed window to the side elevation. Radiator.

BATHROOM
Fitted with a white two piece suite in white comprising a panelled bath with twin taps and Triton shower over, pedestal wash hand basin. Wall tiling. Radiator. Obscure double glazed window to the side.

CLOAKROOM
Fitted with a low level WC. Wall tiling. Radiator. Obscure double glazed window to the side.

THE EXTERIOR
The bungalow stands in a good size plot with deep frontage, laid out in lawned and planted tiers bounded by a low stone wall. The patio area outside the living room is the perfect spot to enjoy lovely elevated views over to neighbouring woodlands as well as the morning and early afternoon sunshine.

DRIVEWAY
The private driveway provides off-road parking for three vehicles. Gates at either side of the bungalow give access to the:-

SIDE AND REAR GARDENS
A series of broad paved patio areas, laid with ease of maintenance in mind, surrounded by planted raised beds and mature trees along the boundaries affording a good degree of privacy. To the right side of the bungalow is a generous area of hard standing with garden shed and plenty of space for bin and recycling storage. Steps rise to the:-

ATTACHED BLOCK-BUILT WORKSHOP/STORAGE ROOM
11'3" x 7'0" and 7'0" x 7'0" (3.43m x 2.13m and 2.13m x 2.13m)
A very useful and versatile room - ideal for storage or could be utilised as a home office/gym. Double glazed door. Separate junction box located outside.

GENERAL INFORMATION

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

AGENT'S NOTE
We understand the property is of steel frame construction.

COUNCIL TAX
Band D - 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.





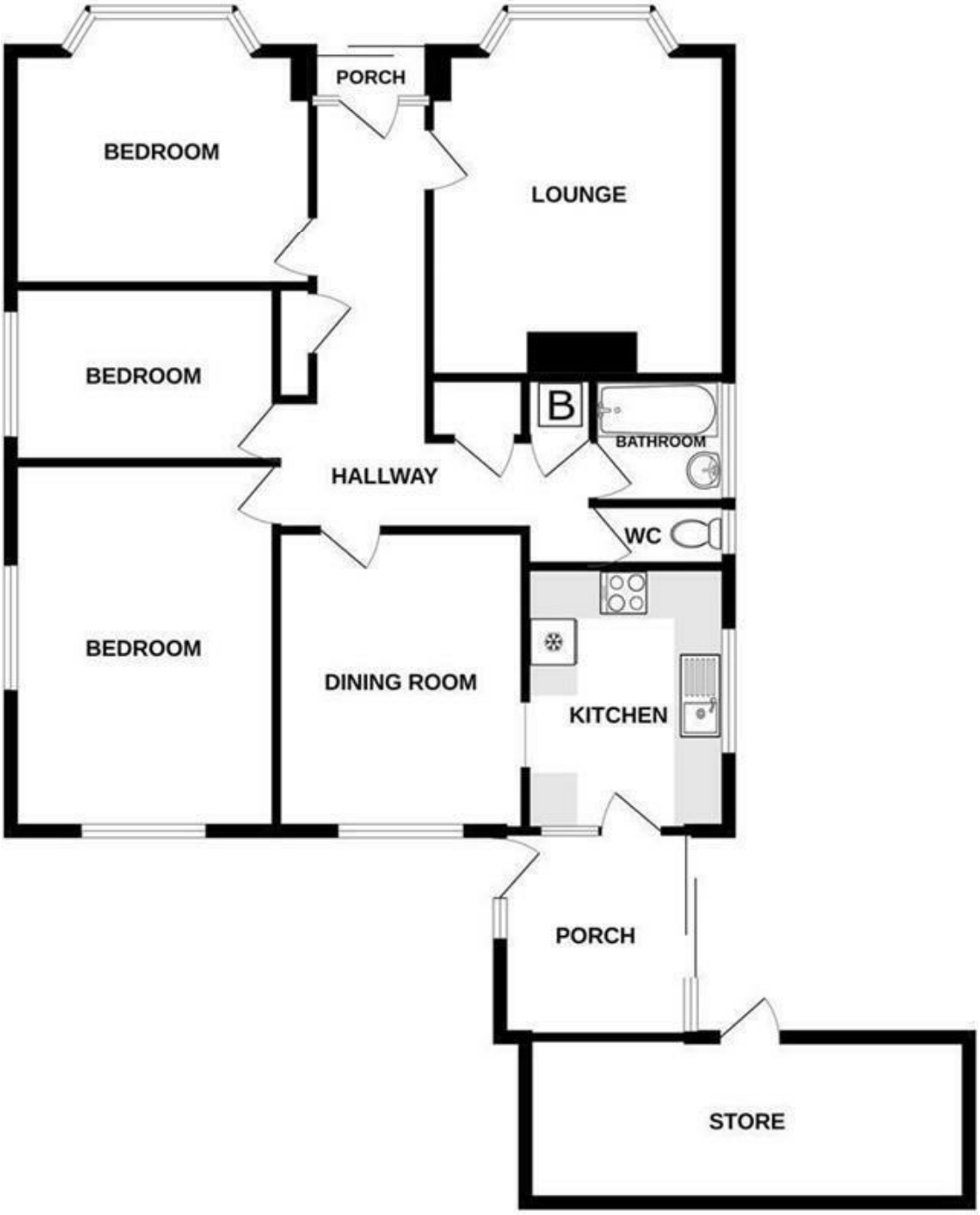






Floor Plan

GROUND FLOOR
1181 sq.ft. (109.7 sq.m.) approx.



TOTAL FLOOR AREA : 1181 sq.ft. (109.7 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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