



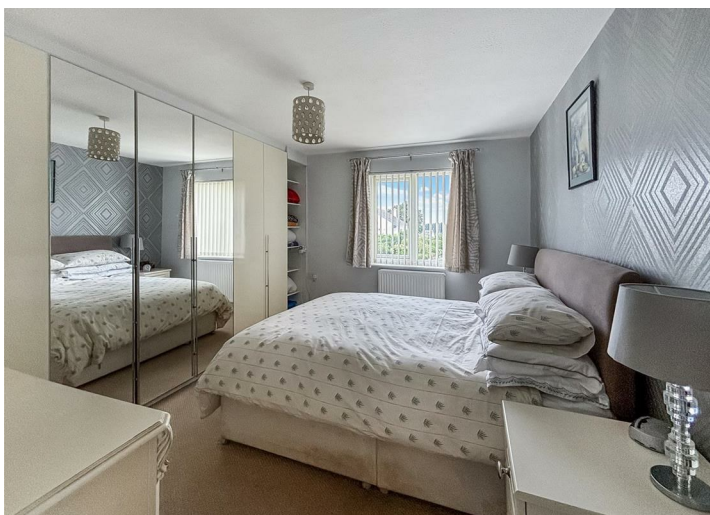
## 5 Garden Meadow, Falmouth, TR11 4SQ

£425,000

Enviably located at the end of quiet cul-de-sac; a detached, superbly maintained and well presented 2/3 bedroom, 2 shower room bungalow, recently extended to incorporate a bright, triple aspect 'garden room' overlooking the well tended and nicely stocked rear garden, with the advantage of a sheltered and sunny southerly aspect. To the front, driveway parking exists for 2 vehicles, with the addition of a single garage and a beautifully arranged front garden, once again, stocked with mature plants and shrubbery. To be sold with no onward chain. Viewing highly advised!

### Key Features

- Detached 2/3 bedroom bungalow
- Additional 'garden room' with stylish shower room
- Thoughtfully updated interior
- No onward chain
- Well proportioned throughout
- Quality fixtures and fittings
- Driveway parking & garage
- EPC rating C



## THE ACCOMMODATION COMPRISES

From the driveway, a garden pathway leads to a wrought iron gate, continuing along to a covered entranceway with step, courtesy handrail and replacement uPVC front entrance door with matching obscure glazed side panel leading into:-

### RECEPTION HALLWAY

Small pane casement door to living room. Panel doors leading to bedrooms one, two, and main shower door. Further door leading to cloaks cupboard with slatted shelving and coat hooks, and adjacent, useful storage cupboard with slatted shelving. Contemporary wood effect flooring, inset downlights, Positive airflow system to ceiling. Radiator, inset downlights, BT Openreach master socket comprising telephone point and internet point. Casement doors opening into the:-

### LIVING/DINING ROOM

A light and bright room featuring quaint fixed circular porthole window and sliding doors providing immediate access onto the beautifully tended, lawned and southerly-facing rear garden. Central fireplace with recessed wood burning stove and slate hearth. Recess set either side - one open and one with built-in storage and display areas with cupboards under. Continuation of contemporary oak effect flooring, radiator, TV aerial point, two ceiling lights. Wall-mounted Hive Active heating control. Multi-pane door to the:-

### KITCHEN

A modern and fully fitted kitchen comprising an array of gloss effect units set both above and below a rolltop granite effect worksurface incorporating composite one and a half bowl sink with drainer and mixer tap, together with tiled splashback and appliances to include five ring gas hob with splashback and stainless steel extractor, Hotpoint electric oven, Zanussi grill, space and plumbing for tall fridge/freezer, together with integrated Sharp slimline dishwasher and integrated Hotpoint washing machine. Further preparation space with cupboards and drawers, set opposite the main kitchen area. Tiled flooring, inset downlights, uPVC double glazed window to rear elevation. Part-glazed door leading into the:-

### GARDEN ROOM/POSSIBLE BEDROOM THREE

A wonderful, recent and triple aspect addition to the property, offering a modern touch with the possibility of becoming a third bedroom, if required, or alternately, a light and bright garden room with views to the rear from a large uPVC side window or part glazed sliding doors onto the well tended and sunny rear garden with access, once again, alike to the living/dining room and onto the garden patio. Deep in nature, with inset downlights, contemporary wood effect flooring incorporating underfloor heating with wall-mounted Warmup heating thermostat. Doors to shower room and:-

### UTILITY/LARDER

A small but useful area with inset downlights, continuation of contemporary flooring and countertop with space under white goods including dryer, or washing machine (if plumbing were to be installed). Further built-in shelving, extractor.

### SHOWER ROOM

Beautifully appointed and incredibly stylish, with low flush

WC, vanity unit with cupboards, open shelving and inset sink with mixer tap. Walk-in double width shower with courtesy handrail, glazed side panel, wall-mounted controls and dual showerheads. Continuation of contemporary flooring, modern wall lights, mirror with backlit surround, uPVC obscure glazed window to rear elevation. Extractor, towel rail.

### BEDROOM ONE

A nicely proportioned double bedroom with casement uPVC double glazed window to front elevation providing a pleasant outlook over the neighbouring properties of Garden Meadow, together with a snapshot of the rolling fields and rooftops in the distance. Comprehensive built-in wardrobes along one wall, with part mirror fronting providing excellent storage for clothes/shoes etc. Ceiling light, radiator.

### BEDROOM TWO

Another double bedroom, once again, with window to front elevation providing views alike to bedroom one. Ceiling light, radiator.

### MAIN SHOWER ROOM

Superbly appointed and fully tiled throughout, with PIR sensor inset downlights. Sanitaryware includes vanity unit with inset sink and mixer tap, low flush WC with concealed cistern and granite effect display sill over. Corner shower cubicle with glazed shower door, mains powered shower and ancillary handheld attachment. Obscure glazed window to side elevation, two mirror-fronted medicine cabinets, shaver socket, radiator, towel rail, extractor fan.

## THE EXTERIOR

### TO THE FRONT

Without doubt, a highlight of this particular property are the outdoor areas, with no exception being the front garden and approach to the property comprising beautifully tended area of lawn surrounded by garden pathway, planted borders and wrought iron gate leading into a front garden, once again, lawned and with mature shrubbery and bushes to the borders, enclosed by low walling and painted timber fencing. A pathway leads around the frontage to a recently installed timber garden side gate opening into a part gravelled part concrete hardstanding area, useful for storage needs and enclosed via panel fencing with timber garden gate ahead leading into the:-

### REAR GARDEN

Beautifully tended, well maintained and once again, mirroring the front garden with mature and planted borders featuring an array of specimen plants including palms, magnolias and varying shrubs with central area of lawn complimented by a flagstone patio and in addition, a recently landscaped and laid ancillary patio space to the far side, offering another quiet, sheltered and enclosed sitting out space, perfect for those purchasers seeking al fresco dining, or wanting to entertain outdoors. A recently laid and paved garden pathway leads around the side of the property to a painted door opening into the:-

### GARAGE AND DRIVEWAY

With up-and-over door to the front, constructed of blockwork, with power and light, together with workbench. Providing useful dry storage or surplus parking. A driveway exists to the front of the property, offering parking enough for one/two vehicles.

## **GENERAL INFORMATION**

### **SERVICES**

Mains gas, water, electricity and drainage are connected to the property. Telephone point (subject to supplier's regulations). Gas fired central heating with the addition of underfloor heating to the garden room and shower room.

### **COUNCIL TAX**

Band C - Cornwall Council.

### **TENURE**

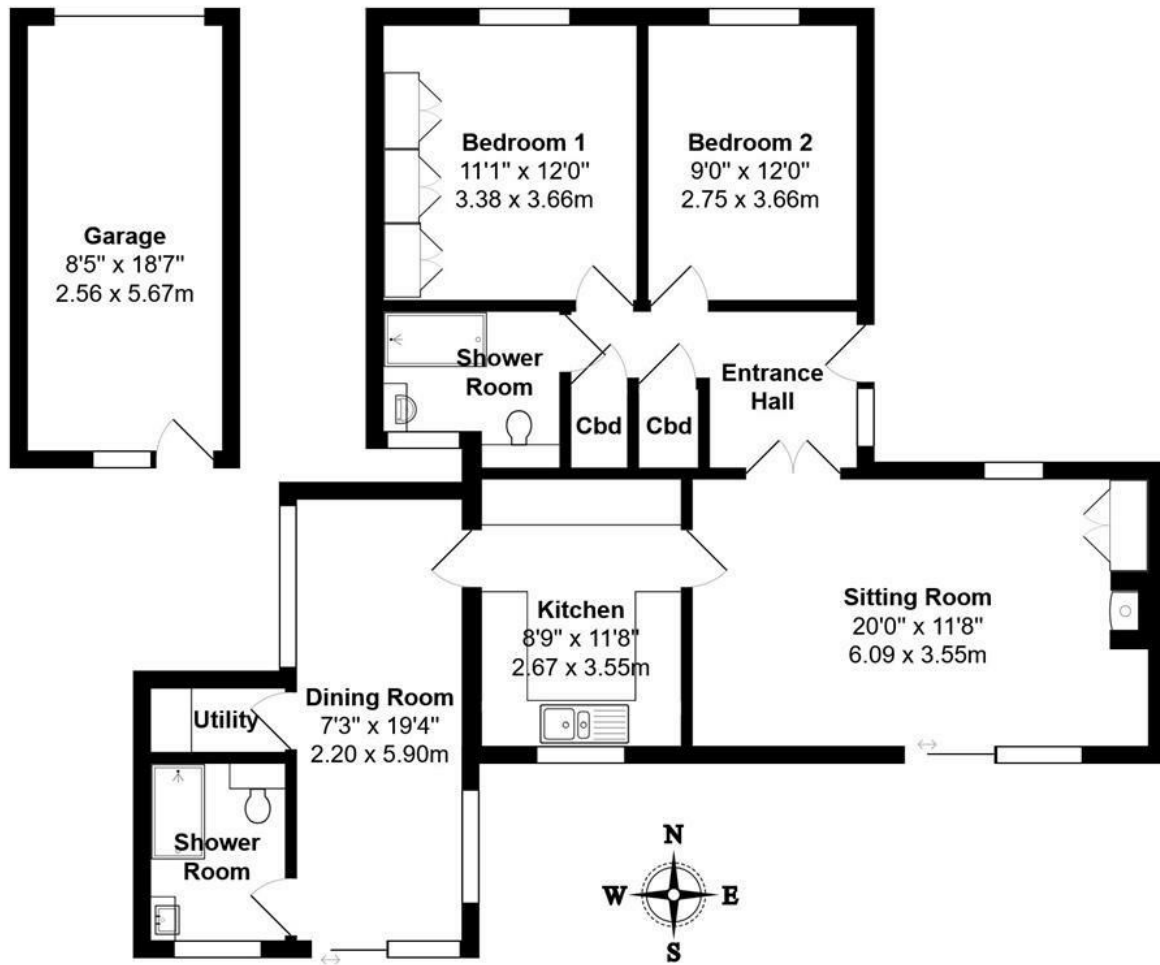
Freehold.

### **VIEWING**

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



# Floor Plan



Garden Meadow, Falmouth, TR11 4SQ

Total Approx Area: 1043 ft<sup>2</sup> ... 96.9 m<sup>2</sup>

All measurements are approximate and for display purposes only