Laskowski &Co



4 Shaws Reach, Wheal Vyvyan, Constantine, Falmouth, TR11 5AF

Guide Price £245,000

A modern 2 bedroom semi-detached home, tucked away at the end of a quiet road within a small development in the highly sought-after village of Constantine. The property offers a light and spacious dual aspect, open-plan living space that integrates the kitchen, dining, and living areas, opening out via French doors to the beautifully mature, private enclosed rear garden featuring an abundance of colourful shrubs including specialist roses and number of subtropical plants from Trebah Gardens. In addition the well presented accommodation offers: a ground floor WC, and on the first floor 2 bedrooms and family bathroom. To the front of the property is off-road parking for at least 2 vehicles with further Mediterranean style planting that provides almost year round colour.

Key Features

- Modern semi-detached home
- 2 double bedrooms
- Private rear garden offering a abundance of mature shrubs
- Solar panels
- Close to the centre of the village
- Open-plan living space
- Off-road parking for 2 cars
- EPC rating B











LOCATION
This property occupies a quiet position near the centre of Constantine village, just a short walk from local shops and amenities. Constantine is a highly sought-after thriving village with a strong community and excellent day-to-day facilities. Village amenities include a well regarded primary school, doctors' surgery, church, and two convenience stores (including a specialist off-licence). The village also benefits from popular a local pub, The Queens Arms. The towns of Falmouth and Helston are both within approximately six miles each.

THE ACCOMMODATION COMPRISES

ENTRANCE VESTIBULE
A paved pathway leads to a timber canopy with a composite front door opening into the entrance vestibule. This area provides access to the main living space and a door to the cloakroom/WC.

OPEN-PLAN LIVING, DINING AND KITCHEN
A light and spacious dual aspect open-plan living space providing a comfortable seating area, dining area, and fitted kitchen. Stairs rise to the first floor with a large under-stair storage cupboard. Wood-effect laminate flooring, recessed ceiling lights.

KITCHEN AREA
A fitted kitchen featuring a range of eye and base level units with a granite-effect worktop incorporating a ceramic one and a half bowl sink and drainer unit with mixer tap. Integrated appliances include a four-ring induction hob with a stainless steel extractor hood above, built-in electric double oven, fridge & freezer, dishwasher, and washing machine. Partly tiled walls, uPVC double glazed windows to the front aspect. Wall mounted consumer unit and a broadband/telephone point.

LIVING/DINING ROOM
Offering plenty of space for comfortable seating and dining table with chairs, this area enjoys plenty of natural light from uPVC double glazed French doors giving access onto the mature and private garden. A further uPVC double glazed window overlooks the rear aspect. Wall mounted electric heaters.

GROUND FLOOR CLOAKROOM/WC
Fitted with a dual flush WC, pedestal wash hand basin with tiled splashback and mixer tap. Continuation of wood-effect laminate flooring, wall mounted chrome heated towel rail. uPVC obscured double glazed window to the rear aspect.

FIRST FLOOR

LANDING
uPVC double glazed window to the side aspect providing natural light. Doors to both double bedrooms and family bathroom. Wall mounted electric heater, central ceiling light, loft hatch.

BEDROOM ONE
A double bedroom with uPVC double glazed window overlooking the mature, enclosed rear garden. The room offers plenty of space for freestanding furniture, wall mounted electric heater, central ceiling light.

BEDROOM TWO
A second, smaller double bedroom, with uPVC double glazed window to the front aspect. Wall mounted electric heater, central ceiling light.

FAMILY BATHROOM
Fitted with a white suite comprising a panelled bath with fully tiled surround, Mira electric shower over, and a glass shower screen. A furniture unit houses the wash hand basin with mixer tap and tiled splashback, dual-flush WC. Wall mounted chrome heated towel rail, extractor fan, tiled flooring, central ceiling light, light tunnel providing natural daylight.

THE EXTERIOR

FRONT
Brick-paved parking area with allocated tandem space for two large cars. Adjacent visitor parking spaces are also available. The open front garden is laid with granite chippings and planted with mature shrubs. A gated, paved side pathway provides access to the rear garden.

REAR GARDEN
A haven for wildlife, the mature rear garden is fully enclosed and ideal for those with a love of horticulture. The garden provides an excellent degree of privacy, planted with an abundance of colourful shrubs including specialist roses, many spring bulbs, colourful Dogwood and a small nature pond with tree ferns. A paved area to the side of the garden is adorned by Glory Vine and ideal for storage of water sports equipment etc. A timber gate from the side garden gives access back to the front parking area. The garden offer's an outside cold water tap and exterior lighting.

GENERAL INFORMATION

SERVICES
Mains electricity, water and drainage are connected to the property. Solar Panels owned outright.

COUNCIL TAX
Band B - 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.











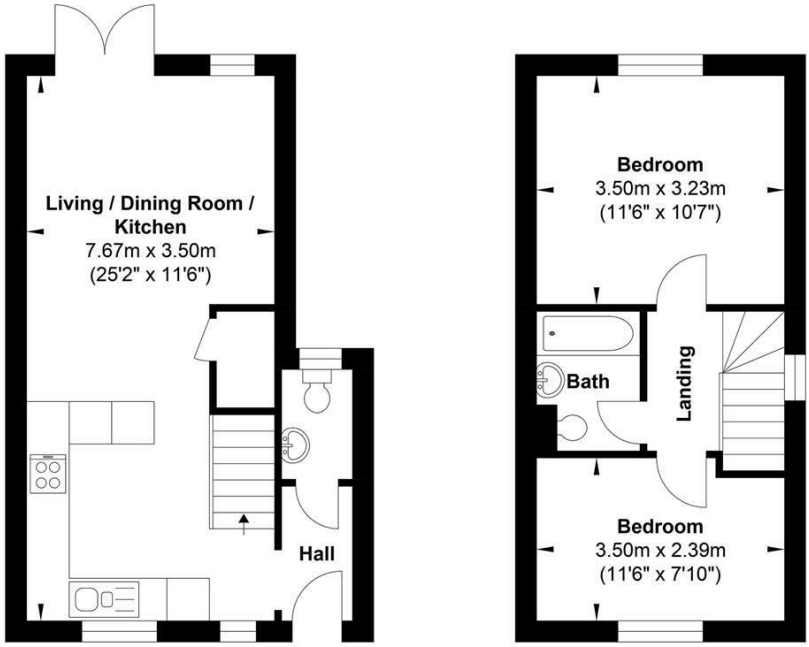








Floor Plan



Ground Floor **First Floor**

Gross Internal Floor Area : 57.7 m2 ... 621.0 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.