Kimberley's

The adventure starts Here...



32 Trescobeas Road, Falmouth, TR11 2JG

Guide Price £495,000 Freehold

We are delighted to bring to the market this fantastic double fronted 1930's property which offers the perfect blend of character, space and modern comforts, boasting three generous bedrooms and accommodation that is ideal for families or for those seeking extra room to work from home.

- A stunning, spacious double fronted semi-detached property
- A bright and beautifully presented home
- Three double bedrooms and a luxurious bathroom
- Lounge with wood burning stove
- Driveway parking facilities for a number of vehicles
- Surprisingly private location on the outskirts of the town
- Gas central heating and UPVC double glazed windows and doors
- Fantastic kitchen/dining room with feature fireplace
- Very well presented and maintained gardens
- Energy Performance Rating - Band D

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

At the heart of the property is a cosy, yet spacious bright lounge having a feature fireplace with inset wood burning stove and a large dual aspect kitchen/diner that creates an impressive social hub offering plenty of space ideal for entertaining with its natural light, enhancing the sense of openness. Bedroom one is located on the ground floor along with the family bathroom/wc. To the first floor, there are two further bedrooms, one having fantastic views.

The bustling harbourside town of Falmouth is popular with locals and visitors alike and offers many retail and recreational facilities including The Princess Pavilion Gardens and Theatre, The Poly Theatre, The National Maritime Museum and a multi-screen cinema. Throughout the year Falmouth plays host to a number of festivals including The Sea Shanty and Oyster Festivals plus Falmouth Week with its sailing and shoreside events. Falmouth's famous sea front is always a hive of activity with walks around Pendennis Point and along the sea front taking you past Castle and Gyllyngvase Beaches.

As our vendor sole agents, we highly recommend an early appointment to view.

Why not call for your personal appointment to view today?

THE ACCOMMODATION COMPRISES:

ENTRANCE PORCH
With tiled flooring, shoe cupboard, decorative wood door to:

RECEPTION HALL
An impressive introduction to the property having stripped flooring, concealed radiator, access to principal rooms, staircase with sisal stair carpet leading to the first floor, access to principal rooms, louvre doored storage cupboard.

LOUNGE - 4.6m x 3.4m (15'1" x 11'2")
With hard wood flooring, built-in storage cupboard and shelving into recess, feature fireplace with inset wood burning stove set on a black Delabole slate hearth with wood lintel above, central ceiling point, UPVC double glazed bay window overlooking the front, central ceiling pendant light.

KITCHEN/DINING ROOM - 3.33m x 3.2m (10'11" x 10'6")
DINING ROOM 3.33m (10'11") x 3.20m (10'6") excluding bay window.
With recess having a UPVC double glazed window overlooking the south west facing front garden with Venetian blinds, feature fireplace with inset wood lintel, central pendant light, curved, panelled seating area, timber floor, opening to:

KITCHEN 2.72m (8'11") x 5.05m (16'7")
A light and airy kitchen equipped with a range of matching base and wall units with roll top work surfaces over, inset 1 1/2 bowl stainless steel sink unit with chrome mixer tap and painted wood panelling above, space for range style cooker, space for washing machine or dishwasher, shelving, UPVC double glazed window overlooking the enclosed rear garden, UPVC double glazed door with side panel leading to the rear, inset ceiling spotlights, ceramic tiled flooring.

BATHROOM - 1.93m x 2.41m (6'4" x 7'11")
Luxuriously appointed with a white suite comprising; panelled bath with gold taps set onto the wall, gold effect hand shower and drench head with glass screen, fully tiled to bath area and to half height elsewhere, hand wash basin with wall mounted gold mixer taps integrated into the splash back and set on a wood vanity unit, vinyl flooring, gold effect ladder style heated towel rail, frosted double glazed window.

BEDROOM ONE - 3.3m x 3.4m (10'10" x 11'2")
A tastefully decorated, delightfully bright room enjoying a lovely outlook through a UPVC double glazed window over the enclosed rear garden, painted wood flooring, radiator, central ceiling pendant light.

TURNING STAIRCASE FROM HALL WITH SISAL CARPET AND BANNISTERS LEADING TO THE TWO BEDROOMS AND WITH A LARGE STORAGE CUPBOARD HOUSING THE BOILER AT MEZZANINE LEVEL, WOOD PANELLING TO DADO HEIGHT TO TOP LANDING.

BEDROOM TWO - 4.01m x 3.38m (13'2" x 11'1")
With limited headroom in parts.
A spacious room with UPVC double glazed windows overlooking the front aspect with a delightful view over Falmouth, hard wood flooring, painted wood panelling to dado height, book shelves, pendant light, enclosed storage cupboard, radiator, access to loft space.









BEDROOM THREE - 3.2m x 4.29m (10'6" x 14'1")
with canopied ceiling
Two Velux windows to the rear elevation, enclosed storage cupboards with central recess, wood panelling to dado height, inset ceiling spotlights, radiator, UPVC double glazed window overlooking the side aspect.

OUTSIDE
To the front of the property there is a spacious driveway suitable for multiple vehicles and a lawned area enclosed by a granite wall and mature shrubs and palm trees.

To the rear of the property there is a pebbled pathway that leads to a decked area having two timber framed outbuildings (potentially a work from home space), outside cold water tap, decked terraced area with rear gate access, vegetable patch with planters and an area of lawn all surrounded by mature shrubs and trees providing a good degree of privacy and seclusion.

COUNCIL TAX
Band C.

SERVICES
Mains water, electricity, gas and drainage. Telephone and Broadband.

MONEY LAUNDERING
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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