Kimberley's

The adventure starts Here...



10 Vicarage Close, Budock Water, TR11 5DB

Guide Price £450,000 Guide

A great opportunity to own this superb, three bedroom, double fronted detached bungalow which is set in a highly desirable location, facing due south commanding delightful views across the village to Falmouth Bay and the Manacles on the horizon.

- A superb, well presented bungalow
- Wholly owned solar panels and storage
- Lounge/dining room with fireplace and wood burner
- Three good bedrooms with fitted wardrobes
- Easily maintained gardens to the front and rear
- All round wheelchair friendly access
- Far reaching views to the Manacles
- Fitted kitchen with appliances, utility/porch
- Detached garage and multiple parking
- Energy Performance Rating - Band B

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

This fine bungalow comes to the market for the first time in over a decade since our clients purchased it through our office in Falmouth and during this time they have personalised and updated the property making this a home that anyone would be proud to own. Greystones is packed with so many features including wholly owned solar panels with battery storage, UPVC double glazed windows and doors, independent electric heating, a focal point fireplace with wood burning stove in the lounge/dining room, built in wardrobes in all bedrooms, white panelled internal doors and a combination of engineered oak flooring and fitted carpets throughout.

It is worthy of note that the bungalow has been adapted for good wheelchair access with wide ramps leading from the driveway to the entrance door and continuing to the rear gardens.

This spacious accommodation has been tastefully extended at the rear with accommodation including in sequence; an entrance porch, L-shaped reception hall, broad lounge/dining room facing due south, fitted kitchen with appliances, side porch/utility, three good bedrooms (all with fitted wardrobes) and a luxurious shower room and separate wc.

Outside, the property is approached over a wide red brick driveway with parking for two/three vehicles and this leads to the garage. A wide and ascending paved pathway has good wheelchair access passing raised gravelled beds to the left and continuing around to the right hand side of the property where you can find easily maintained gardens with lawn and patio area.

The village of Budock itself offers a host of local amenities including village shop, historic church, the Trelowarren Arms public house, restaurant and playing field with children's play area. The village is situated on a local bus route which runs to and from the harbourside town of Falmouth which is approximately two miles distant and offers a wider range of facilities and amenities along with local junior and senior schools.

THE ACCOMMODATION COMPRISES:

ENTRANCE PORCH
With tiled flooring, glazed internal door with matching side panel leading to an obscure UPVC double glazed front door with matching side panel leading to:

RECEPTION HALL
A spacious introduction to the property having glazed panel double doors opening onto the lounge/ dining room, doorway leading into the kitchen, double storage cupboard with hanging space and shelving, an airing cupboard with slatted shelving and pressurised hot water system, additional storage cupboard, wall mounted ceramic radiator, access to insulated loft space and panelled doors leading to bedrooms one, two and three and shower room/wc combined.

LOUNGE/DINING ROOM - 7.11m x 3.61m (23'4" x 11'10")
A fabulous bright south facing reception room which has two broad UPVC double glazed windows, with vertical blinds enjoying far reaching south facing views across the village to the countryside, coastline, Falmouth Bay and the manacles in the distance, a focal point painted fireplace with Contura multi fuel stove sat on a black slate hearth and matching surround, engineered oak flooring, night storage heater, tv aerial point, Dimplex under window radiator, glazed oak panelled door leading to:

KITCHEN - 3.53m x 2.44m (11'7" x 8'0")
Originally supplied and fitted by CK kitchens to a Scandinavian design and fitted with a range of matching wall and base units with soft close feature, corner carousel unit, wrap around marble effect work surfaces, single drainer sink unit with chrome mixer tap, Neff electric hob, single fan assisted oven and extractor fan over, a range of built in appliances including a dishwasher and refrigerator, inset ceiling spot lights, frosted double glazed return door to reception hall, hard wearing wood finished flooring, third door leading to:

SIDE PORCH/UTILITY - 3.56m x 1.12m (11'8" x 3'8")
UPVC double glazed door with frosted privacy panels at either end, plumbing for washing machine, space for tallboy fridge freezer, Sonnen solar panel storage battery, mono pitched roofing.

BEDROOM ONE - 3.66m x 3.05m (12'0" x 10'0")
Plus 8'2"x5'4" towards wardrobe front
A delightful extended main bedroom which enjoys a bright dual aspect with UPVC double glazed windows overlooking the side aspect and rear garden, both with vertical blinds, two sets of fitted wardrobe cupboards, fitted carpet, night storage heater, central ceiling light, spotlights in the dressing area, panelled internal door.

BEDROOM TWO - 3.28m x 2.74m (10'9" x 9'0")
Plus 8'x6'5" (dressing room end)
Another bright dual aspect bedroom with double glazed windows overlooking the side and rear gardens, vertical blinds, two sets of built in wardrobe cupboards, book shelving, fitted carpet, night storage heater, panelled internal door, central ceiling light and spotlights.

BEDROOM THREE - 2.9m x 2.39m (9'6" x 7'10")
A generous third bedroom which has a bright aspect through UPVC double glazed patio doors with fixed side panel, vertical blinds overlooking the side aspect, fitted carpet, double fitted wardrobe cupboard, book shelving, tv aerial point and panelled internal door.






SHOWER ROOM/WC - 2.69m x 1.63m (8'10" x 5'4")
Luxuriously appointed with white suite comprising; large walk in fully tiled shower area, chrome mixer shower and curved screening, a china hand wash basin set in a high gloss vanity unit, contemporary chrome mixer tap over, low flush wc, chrome ladder style heated towel rail, back lit mirror, inset ceiling spot lights, fully tiled walls and flooring, extractor fan and panelled internal door.

SEPARATE WC
White suite comprising low flush wc, china hand wash basin with contemporary mixer taps set in a high gloss white vanity unit, frosted double glazed window, fully tiled walls and flooring, panelled internal door.

OUTSIDE
DETACHED GARAGE - 5.18m x 2.46m (17'0" x 8'1")
With electric up and over door, lighting and power, window to rear. The garage is approached over a red brick gently sloping driveway with parking for two/three vehicles in tandem if parked sensibly.

GARDENS
The front gardens have been laid for easy maintenance and have a raised gravel area, wide gently ascending pathway that provides good wheelchair access up to the front elevation and continues alongside the property to the entrance door and having galvanised steel safety railings alongside. A wide paved pathway continues alongside the bungalow. This provides an area for alfresco dining, the paved pathway running alongside the garage with galvanised safety railings giving access to:
REAR GARDENS
With raised lawns which are accessed to a paved patio/seating area. From this position you can enjoy the best of the views across the village to the coastline. In the garden there is a timber garden shed which is included in the sale.

COUNCIL TAX
Band D.

SERVICES
Mains drainage, water and electricity, heating is independent heating.

WHOLLY OWNED SOLAR PANELS
With battery storage.
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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