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2 Darwin Drive



Truro 12 miles - Helston 12 miles

## A beautifully presented family home in a desirable location close to Falmouth town and beaches.

- Close To Beaches
- Delightful Views
- Entrance Hallway
- Dual Aspect Sitting Room
- Kitchen/Dining Room
- Four Bedrooms (1 En-suite)
- Family Bathroom & Shower Room
- Gardens, Garage & Parking
- Freehold
- Council Tax Band E

Guide Price £485,000

### SITUATION

Number 2 Darwin Drive sits in the heart of the highly desirable development of Swanvale in Falmouth. This location enjoys close and easy access to the outstanding beaches and coastal walks along the south coastline towards Maenporth Beach and Swanpool with its beach and nature reserve. Close by is also a selection of local amenities, grocery shop, chip shop, hairdressers, gift shop etc.

Falmouth is a colourful, bustling town, home to one of the world's most beautiful natural harbours opening out on one side to the fine day sailing waters of the Carrick Roads. To the other side sits Gyllyngvase, one of the most popular beaches in Cornwall with award winning cafe and wide arc of sand carrying Blue Flag status. Pendennis Castle stands majestically on the headland between. The town is recognised as one of the most sought after locations on the south coast with a range of shops, restaurants, bars and galleries together with a wide variety of banking, schooling and leisure amenities.

There are golf courses at Falmouth, Budock Vean, Killiow and Truro. Within approximately 12 miles is the Cathedral City of Truro which now forms the commercial heart of the county. There is a branch line railway station in the town linking with Truro and from here there is a direct service to London Paddington.

### DESCRIPTION

This spacious beautifully presented family home has a maintenance free garden and is arranged over three floors and could be an ideal lock up and leave/ highly prized second home. The welcoming hallway has Karndean flooring running into the light and airy kitchen/dining room appointed with shaker style units with drawers and integral appliances. There is a window to the front and French doors at the rear leading onto the decked sun terrace giving access to the rear of the garage. The spacious dual aspect sitting room enjoys distant views from the Juliet Balcony and the cloakroom completes the ground floor accommodation.

On the first floor, the landing has a large airing cupboard and leads to the two bedrooms, the master enjoying delightful views and an en-suite shower room. The spacious family bathroom has a contemporary suite comprising, bath, WC, pedestal sink and double shower. A staircase ascends to the second floor where there is a shower room and two further bedrooms one with extensive fitted wardrobes by Sharps, both have windows and velux roof lights.

### OUTSIDE

The property has a planted sea pebble/stone garden at the front, attached single garage to the side and parking on the driveway for one vehicle. At the rear the garden is landscaped for low maintenance. A decked sun terrace has a staircase leading to the lower garden where there is a granite paved sun terrace and attractive pebble planted borders. The garden is fenced and has two raised vegetable beds.

### SERVICES

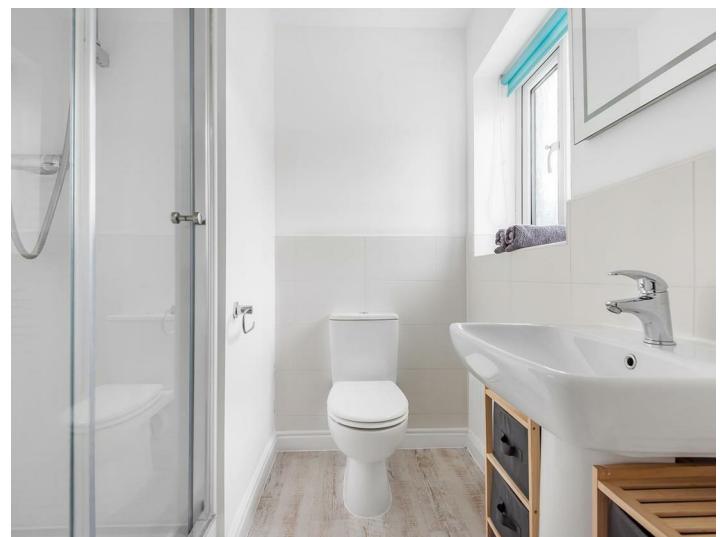
All mains services connected. Gas fired central heating.

### VIEWINGS

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

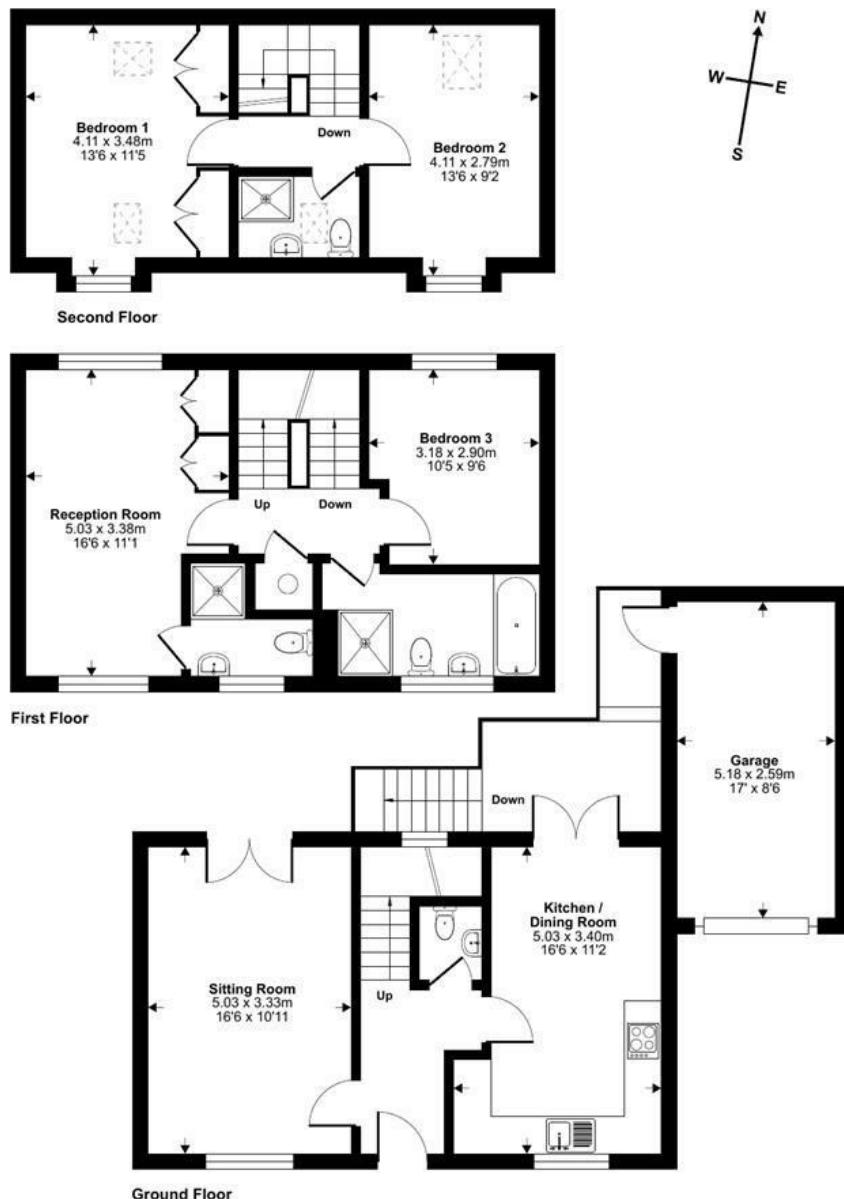
### DIRECTIONS

From Truro follow the signs for Falmouth and Buddock Water and Swanpool. At the mini roundabout take a left into Treveglos Road, Continue to the junction taking the left hand turning into Penhale Road, Take the second left turn and follow the road down the hill number 2 Darwin Drive will be evident at the bottom on the right hand side.



Approximate Area = 1407 sq ft / 131 sq m (includes garage)

For identification only - Not to scale

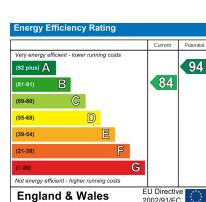


Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022.  
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These particulars are a guide only and should not be relied upon for any purpose.

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