



Laskowski
&Co



2 Chi Lowen Drive, Falmouth, TR11 4GL

Asking Price £525,000

Set close to the wooded grounds of Penmere Manor Hotel; 1 of 4 exclusive, detached, modern homes constructed in 2020, beautifully finished internally, offering 3 double bedroom accommodation with principal en-suite shower room, quality fitted kitchen and bathrooms, together with the addition of an exceptionally well-constructed and contemporary 'garden room/studio' providing further possibility to be utilised for work from home purposes. In all, a fine example of modern living, low maintenance and with the convenience of driveway parking for up to 4 vehicles.

Key Features

- High quality, detached modern home
- Exceptional 'garden room/studio'
- Walkable distance to nearby schooling, shops etc
- Parking for up to 4 vehicles
- 3 bedrooms, 2 bath/shower rooms
- Superbly appointed throughout
- Exclusive setting
- EPC rating B



THE ACCOMMODATION COMRPSESIES

From the brick pavia driveway, an approach leads to a contemporary front door with glazed panel, matching clear glazed side panel and courtesy exterior light. Door leads into the:-

ENTRANCE HALLWAY

A particularly bright and welcoming area with a tall feature window to the side elevation, staircase rising to first floor level, doors to the kitchen and living room, together with ground floor WC. Telephone point, inset downlights, engineered oak flooring, radiator. 3/4 height door to extensive under stair storage.

WC

A well-appointed cloakroom comprising low flush WC with concealed cistern, and pedestal wash hand basin with mixer tap. Heated towel rail, ancillary hand tail rail. Recessed window to front elevation, with obscure glazing. Extractor fan, inset downlight. Neutral tiling to floor and walls.

LIVING/DINING ROOM

Spanning the full depth of the property, a wonderful, bright and triple aspect room, with entrances seen from the hallway and kitchen via double doors. A superb family room with broad glazing to the rear via sliding doors, allowing access onto the garden.

LIVING AREA

Feature broad window to far side with large fixed pane and casement window. Radiator, wall-mounted ESI heating thermostat. Elaborate ceiling light, contemporary door to entrance hallway. Engineered oak flooring. Media panel comprising TV aerial point and telephone point.

DINING AREA

With continuation of engineered oak flooring. Broad window to side elevation, sizeable clear glazed sliding doors to the rear, allowing immediate access onto a paved patio, giving access around the property and most importantly, to the exceptionally well-constructed and contemporary garden room. Elaborate ceiling light, radiator, telephone point. Double doors opening into the:-

KITCHEN

A high quality and stylish kitchen comprising an array of built-in units set both above and below a white quartz work surface with the added feel of neutral tiling to all walls. Inset one and a half bowl sink with mixer tap, together with high quality appliances including Neff electric oven with matching induction hob, glass splashback and stainless steel extractor, built-in Bosch dishwasher, and built-in fridge/freezer. Inset downlights, engineered oak flooring, radiator. uPVC double glazed window to far side, contemporary panelled door to utility room. Double doors leading into the:-

UTILITY ROOM

With white quartz work surface alike to the kitchen, engineered oak flooring and handle less gloss cupboards, featuring units to two sides with inset stainless steel sink with drainer and mixer tap, together with built-in Lamona washing machine and matching dryer. Above counter cupboard housing Potterton combi boiler providing domestic

hot water and heating. Contemporary tiling to walls. Inset downlights, recessed window to rear elevation, radiator, electrical consumer unit.

FIRST FLOOR

Stairs rise to first floor level, with ceiling light and tall window to side elevation.

LANDING

A spacious landing with inset downlight and ceiling light, part-galleried to stairwell. Radiator. Contemporary doors to all bedrooms and main bathroom.

BEDROOM ONE

A nicely sized double bedroom with a bright double aspect via windows to both side and rear elevations. Built-in cupboards providing comprehensive storage space, together with hanging rail. Two ceiling lights, TV aerial point, radiator. Contemporary door opening into the:-

EN-SUITE SHOWER ROOM

Fully tiled throughout, with low flush WC, mains powered shower and wall-mounted semi-circular wash hand basin with mixer tap and mirror. Extractor fan, recessed obscure glazed casement window, inset downlights. Heated towel rail.

BEDROOM TWO

A double bedroom with uPVC double glazed window providing an elevated outlook across Mongleath Avenue. Radiator, TV aerial point, hanging light.

BEDROOM THREE

With feature window comprising uPVC double glazed casement, fixed pane under and fixed side panel. Telephone point, radiator, TV aerial point, hanging light.

MAIN BATHROOM

With a partially sloped ceiling, beautifully tiled throughout and comprising low flush WC with concealed cistern, wall-mounted wash hand basin with mixer tap and deep recess, providing useful open storage space, together with wall-mounted mirror fronted medicine cabinet. Panel bath with side grips, mixer tap, mains powered shower with clear glazed shower screen. Recessed window with obscure glazing. Inset downlights, heated towel rail, extractor fan.

THE EXTERIOR

DRIVEWAY

From the accessway into Chi Lowen Drive, there is brick pavia parking solely for the use of this property, enough for up to four vehicles.

REAR GARDEN

With access provided from the parking area, side pathway or dining area, a broad section of paving backed by a half height retaining wall allowing a walkway with steps rising to one side, leading to a gravelled area enclosed by panel fencing and Cornish stone walling. South-westerly facing, an area which could be landscaped further to provide a wonderful suntrap. From the patio, a half height timber gate leads to a secondary area of broad paving, once again, bordered by half height stone walling. Shallow steps rise to a raised area of

garden providing much potential for landscaping and allowing the ability for a particular purchaser to place ones own stamp, as required. From the secondary patio, slightly raised composite decking leads to the:-

EXTERNAL GARDEN ROOM/STUDIO

A most impressive addition and beautifully constructed, comprising power, light, and electric heating, with a three leaf bi-folding door to the front and a broad double glazed window to the side, offering much natural light. Contemporary flooring throughout, together with small L-shaped 'bar'. Sliding door providing access to an irregular shaped storage area to the rear. The garden room harbours incredible potential and allows multiple uses for those with work from home requirements, those needing studio space or simply an extended outdoor 'hideaway' to be used as and when required. Externally, high quality composite decking surrounds two sides, with overhanging roof featuring inset downlights.

GENERAL INFORMATION

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX

Band D - Cornwall Council.

TENURE

Freehold. The property is liable for a communal surcharge regards upkeep of communal areas. We understand this is a small amount and confirmation will be provided upon request of related costs.

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
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.

