



Laskowski
&Co



27 Lowenek Close, Falmouth, TR11 2HJ

£249,950

A well presented 3 bedroom terraced house, situated within Lowenek Close on the outskirts of Falmouth. This family home fronts onto a central green and the elevated position provides open views towards Penryn and across open countryside. The accommodation comprises on the ground floor: entrance hallway, living room, kitchen/breakfast room, ground floor WC and rear porch. On the first floor are 3 bedrooms and a family bathroom. To the front of the property is a small south-facing lawned garden with a large raised terrace to the rear. The recently re-laid 'resin' terrace provides the perfect space for a large table and chairs with steps leading down to a single garage.

Key Features

- 3 bedroom family home
- Overlooking a central green with far-reaching rural views
- Low maintenance rear terrace
- Garage
- Well presented accommodation
- Approximately 1 mile from Falmouth town centre
- Gas central heating and double glazing
- EPC rating C



LOCATION

Lowenek Close is located on the north western fringe of Falmouth, close to Falmouth secondary school, cricket club, parade of shops, hospital, doctors surgery and regular bus service to Falmouth's town centre, an approximate twenty minute walk away. Falmouth provides an excellent range of shopping, commercial and leisure amenities with many restaurants, sports clubs, sub-tropical gardens and safe sandy bathing beaches.

THE ACCOMMODATION COMPRISES

Timber gate and steps leading to uPVC obscure double glazed front door to:-

ENTRANCE HALLWAY

Stairs rising to first floor, with under-stair storage cupboard and further storage recess. Doors to living room and inner hallway.

LIVING ROOM

A light and bright reception room, with south-facing double glazed window incorporating bespoke fitted shutters. Central ceiling light, wood laminate flooring, telephone and broadband points.

INNER HALL

Wood-effect laminate flooring, radiator, central ceiling light. Open to the kitchen/breakfast room. Large storage cupboard with coat rail housing gas and electric meters and wall mounted consumer unit. Doors to rear porch and ground floor cloakroom.

KITCHEN/BREAKFAST ROOM

Fitted with a range of high gloss eye and base level units, with wood-effect worktop, inset stainless steel sink/drainage unit with swan neck mixer tap and tiled splashback. Space for cooker with stainless steel extractor fan above. Space for American-style fridge/freezer, built-in dishwasher, built-in washing machine. Double glazed window to rear aspect overlooking the elevated terrace, with far-reaching rural views towards Penryn. Radiator, wood laminate flooring, recessed spotlights.

GROUND FLOOR CLOAKROOM/WC

Dual flush WC, vanity unit housing wash hand basin with mixer tap. Obscure double glazed internal window to rear porch.

REAR PORCH

A useful room, with base level units providing storage, with granite-effect worktop over. uPVC obscure double glazed rear door providing access to the raised terrace. Double glazed window to rear aspect, with views across to Penryn and surrounding countryside. Tiled flooring, recessed spotlights.

FIRST FLOOR

LANDING

Doors to bedrooms and family bathroom. Radiator, central ceiling light, loft hatch.

BEDROOM ONE

Facing south and enjoying plenty of sun, with double glazed

windows to front aspect incorporating custom made shutters. Range of built-in wardrobes providing ample storage space, with additional storage cupboard. Wood-effect laminate flooring, central ceiling light, radiator.

BEDROOM TWO

A double bedroom, with double glazed window to rear aspect enjoying far-reaching rural views towards Penryn. Two built-in wardrobes, both with shelving. Central ceiling light, radiator, TV aerial point.

BEDROOM THREE

Currently utilised as an office, with double glazed window to front aspect incorporating custom made shutters. Built-in over-stair storage unit with shelving and cupboards. Radiator, central ceiling light. Painted wood flooring.

FAMILY BATHROOM

White suite comprising panelled bath with mixer tap and boiler-fed shower, glass screen and panelled surround, pedestal wash hand basin with mixer tap, dual flush WC. Chrome ladder-style heated towel rail/radiator, further panelled walls, recessed ceiling lights, obscure double glazed window to rear aspect.

THE EXTERIOR

FRONT

South-facing enclosed walled garden, with raised lawn and patio seating area.

REAR

An elevated terrace, enclosed by a low wall and laid with Oyster Pearl weather resistant resin. This large terrace is perfect for outside dining, with space for tables and chairs, and positioned to enjoy the afternoon and evening sun. Wall mounted lighting, cold water tap. From the terrace, steps lead down to the:-

SINGLE GARAGE

18'11" x 8'11" (5.77m x 2.72m)

Power and light connected. Metal up-and-over door, pedestrian door to side.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band B - Cornwall Council.

TENURE

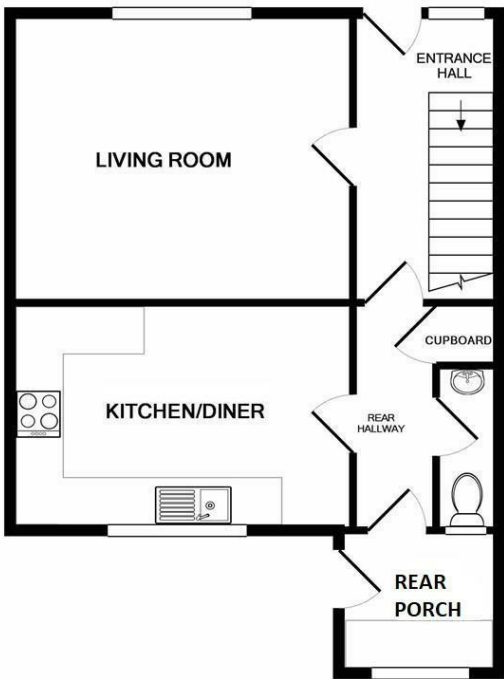
Freehold.

VIEWING

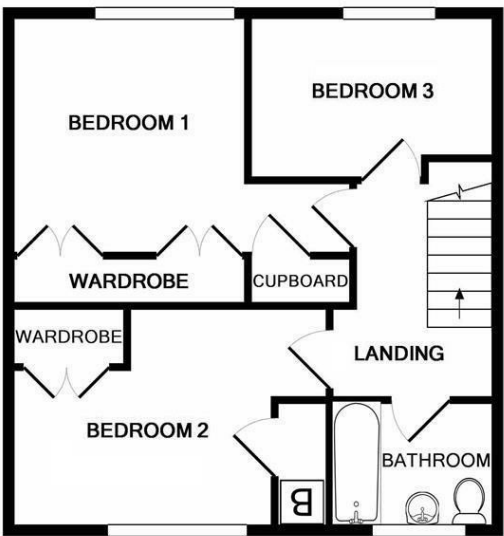
By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Floor Plan



GROUND FLOOR



1ST FLOOR



LOWENEK CLOSE FALMOUTH CORNWALL TR11 2HJ
TOTAL APPROX. FLOOR AREA 88.0 SQ.M. (947 SQ.FT.)

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
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