



## Restmore, Kergilliack Road, Falmouth, TR11 4JJ

Guide Price £495,000

A substantial 4 bedroom family home situated within popular Kergilliack Road on the outskirts of Falmouth town. This semi-detached dormer bungalow comprises, on the ground floor: living room, large orangery with wood-burning stove, spacious kitchen/dining room with French doors onto the garden, 3 bedrooms and a shower room/WC. The first floor provides a 4th double bedroom and family bathroom. The property is located within a generous plot, with a large gated driveway and detached garage. The sunny lawned rear garden is south-facing and enjoys an excellent degree of privacy. Kergilliack Road is just a short drive from Falmouth town centre, with easy access to the A39 to Truro; junior schools are within a mile of the property and Falmouth secondary school is a short 10 minute walk away.

### Key Features

- Spacious 4 double bedroom family home
- Large kitchen/dining room
- South-facing rear garden
- Detached garage
- Orangery with wood-burning stove
- Ground floor shower room and first floor bathroom
- Gated driveway with parking for 4/5 vehicles
- EPC rating D







## THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

Timber front door with stained glass panel to:-

### ENTRANCE PORCH

Pitched roof, double glazed windows to three aspects, tiled flooring. Multi pane glazed door to:-

### ENTRANCE HALLWAY

Wood flooring, recessed ceiling lights, radiator. Doors to bedrooms two, three and bedroom four/sitting room. Stairs to first floor. Open to the:-

### LIVING ROOM

17'0" x 9'10" (5.18m x 3.00m)

Continuation of wood flooring from the hallway. A good sized reception room borrowing natural light from the orangery and first floor landing. Radiator, recessed lighting, access to under-stair storage cupboard. Double glazed French doors and glazed panel to:-

### ORANGERY

19'4" x 9'2" (5.89m x 2.79m)

A beautiful light and bright reception room, pitched double glazed roof with five double glazed windows and French doors accessing the garden. Morso free-standing wood-burning stove, radiator. Tiled flooring, recess spotlights. Further double glazed French doors providing access to the:-

### KITCHEN/DINING ROOM

15'7" x 14'11" (4.75m x 4.55m)

A large light and bright family kitchen with a range of waist level units including larder cupboard, wood worktop with inset ceramic one and a half bowl sink/drainers with mixer tap. Space for rangemaster-style cooker with extractor hood. Recessed ceiling spotlights, oak wood flooring. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Radiator. Doors to ground floor shower room and bedroom four/sitting room. Double glazed French doors providing access to the south-facing decked terrace.

### SHOWER ROOM/WC

Fully tiled walk-in shower cubicle with glass door and boiler-fed shower, wash hand basin with unit under and dual flush WC. Ladder-style heated towel rail/radiator, extractor fan, recessed spotlights. Ceiling skylight, tiled flooring.

### BEDROOM FOUR/SITTING ROOM

11'1" x 10'0" (3.40 x 3.05)

A versatile room which can provide an additional reception area or fourth bedroom if required. uPVC double glazed window to side aspect. Oak wood flooring, radiator, TV aerial point.

### BEDROOM TWO

11'3" x 10'10" (3.43m x 3.30m)

Second measurement plus box bay window. A double bedroom with uPVC double glazed window to the front aspect, radiator, central ceiling light.

### BEDROOM THREE

10'10" x 10'11" (3.30m x 3.33m)

A further double bedroom with uPVC double glazed window to front aspect. Radiator, central ceiling light.

## FIRST FLOOR

## LANDING

Doors to bedroom one and family bathroom. South-facing Velux window, ceiling mounted spotlights.

### BEDROOM ONE

14'4" x 9'2" (4.37m x 2.79m)

A lovely light dual aspect room with double glazed windows to both the front and rear aspects overlooking surrounding rooftops to Falmouth Bay in the distance. Radiator, recessed spotlights. Door to walk-in wardrobe with ceiling light, shelving and hanging rails.

### FAMILY BATHROOM

Four-piece suite comprising panelled bath with mixer tap and tiled surround. Walk-in shower cubicle with glass surround and door, part tiled with boiler-fed shower, wash hand basin set within vanity unit with mixer tap and tiled splashback, dual flush WC. Wall mounted ladder-style towel rail/radiator. Recessed spotlights, Velux window to rear aspect, extractor fan. Wall panel providing access to a large eaves storage area housing gas combination boiler.

## THE EXTERIOR

### FRONT

Timber double gates provide access to a large driveway, providing ample parking for four/five cars, with space for caravan or boat. A timber gate provides pedestrian side access to the:-

### REAR GARDEN

The south-facing rear garden provides an excellent degree of privacy, enclosed by fence and hedging. A raised decked terrace is accessed via the French doors from both the kitchen and orangery, and provides steps down to a level area of lawn. A number of shrubs and trees provide colour and, adjacent to the lawn, is a shingle sitting area next to a substantial timber garden shed/workshop with power and glazed windows to one side.

### SIDE GARDEN

Useful wood store, the rear door to the garage can also be accessed from here.

### GARAGE

The prefabricated single garage benefits from a recently replaced pitched roof and timber double doors. Power and light connected, two small glazed windows to side and rear aspects.

## GENERAL INFORMATION

### SERVICES

Mains water, electricity, gas and drainage are connected to the property. Gas fired central heating.

### COUNCIL TAX

Band C - Cornwall Council.

### TENURE

Freehold.

### VIEWING

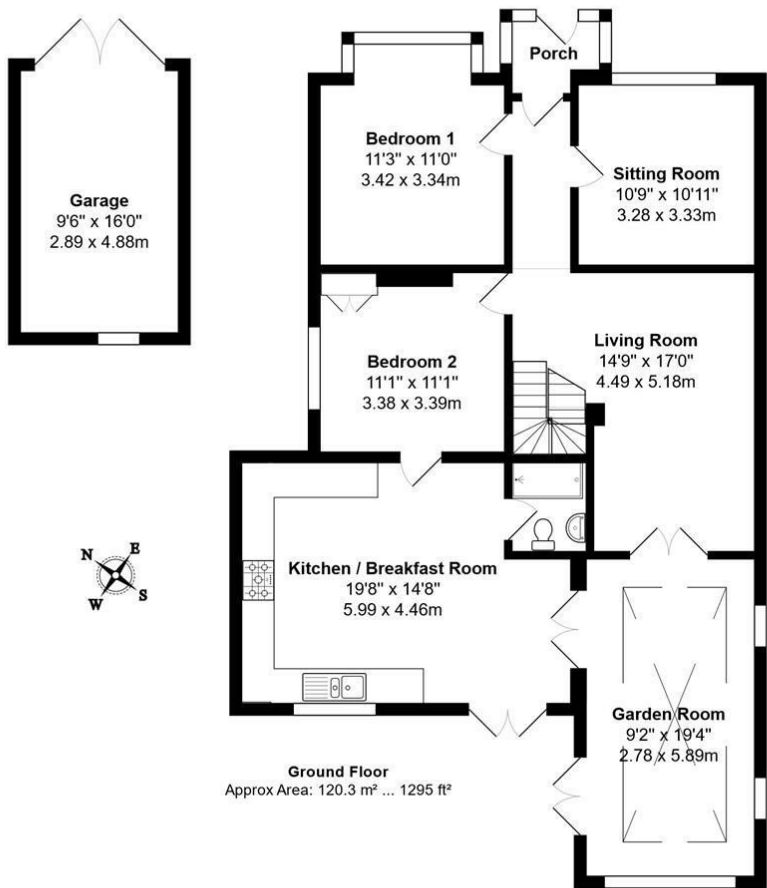
By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.







# Floor Plan



Kergilliack Road, Falmouth, TR11 4JJ

Total Approx Area: 144.0 m² ... 1549 ft²

All measurements are approximate and for display purposes only