Laskowski &Co

61 Swans Reach, Falmouth, TR11 5GG

Guide Price £410,000

A spacious 3 double bedroom semi-detached family home, set over 3 floors and located within a favoured position in the popular Swans Reach development. Built by Messrs Wainhomes, this Hanbury design comprises, on the ground floor, entrance hallway, cloakroom/WC, living room open to a kitchen/diner which offers access to the garden. On the first floor are 2 double bedrooms and a family shower room. The second floor provides a dual aspect principal bedroom with en-suite shower room and views towards Swanpool and Falmouth Bay. The enclosed rear garden is accessed via French doors from the kitchen, with a large raised patio seating area and level lawn bordered by mature flower beds. A driveway offers off-road parking for 1 car and leads to the attached single garage. The area of Goldenbank is hugely popular with families, close to both junior and secondary schooling and within an approximate 10 minute walk of Swanpool Beach and Nature Reserve.

Key Features

- 3 double bedroom family home
- Sought-after residential location
- Ground floor WC and family shower room
- Gas central heating and double glazing
- Principal en-suite with distant bay views
- Walking distance to Swanpool Beach
- Enclosed rear garden
- EPC rating C

THE ACCOMMODATION COMPRISES

Obscure double glazed front door to:-

ENTRANCE HALLWAY

Wood-effect laminate flooring, central ceiling light, wall mounted consumer unit. Stairs to first floor, radiator. Doors to living room and ground floor cloakroom/WC.

LIVING ROOM

9'4" x 15'5" (2.87m x 4.71m)
A light and bright reception room with continuation of the wood-effect laminate flooring. Box bay window to the front aspect with double glazed windows and window seat. Fireplace with marble-effect stone surround and hearth with wood mantel over. Radiator, TV aerial point, telephone point, central ceiling light. Open to:-

KITCHEN/DINING ROOM

16'2" x 8'5" (4.93m x 2.58m)
A good sized kitchen/diner with continuation of the wood-effect laminate flooring. Space is provided for a good size family dining table. uPVC double glazed French doors opening onto the rear paved patio and overlooking the enclosed garden. Radiator.

KITCHEN AREA

Range of modern eye and waist level units with wood-effect worktop, incorporating Reginox composite one and a half bowl sink/drainer unit with swan neck mixer tap and spray hose. Part tiled walls, built-in washing machine, space for larder-style fridge/freezer. Double glazed window to rear aspect overlooking the raised patio and lawned garden beyond.

CLOAKROOM/WC

3'3"/295'3" x 5'1" (1./90m x 1.55m)
A large cloakroom with dual flush WC, wash hand basin with tiled splashback. Radiator, extractor fan, central ceiling light. Door to under-stair storage cupboard.

FIRST FLOOR

LANDING

Doors to bedrooms and family shower room. Airing cupboard housing hot water cylinder with shelving and hanging rail. Radiator, stairs to second floor. Central ceiling light.

BEDROOM THREE

9'5" x 10'4" (2.89m x 3.17m)
A good sized third double bedroom with double glazed window to rear aspect overlooking the garden and distant views towards Falmouth Bay. Central ceiling light, radiator.

BEDROOM TWO

8'10" x 13'6" (2.70m x 4.13m)
A spacious double bedroom with double glazing and secondary glazing to front aspect. Central ceiling light, radiator.

FAMILY SHOWER ROOM

6'11" x 6'6" (2.13m x 1.99m)
A large double shower cubicle with glass screen and boiler-fed rainfall-style shower, tiled surround. Dual flush WC, pedestal wash hand basin. Further tiling to walls, radiator, extractor fan, central ceiling light. Obscure double glazed window to rear aspect.

SECOND FLOOR

LANDING

Doors to bedroom one and storage cupboard with hanging rail. Radiator, central ceiling light.

BEDROOM ONE

12'6" x 16'9" (3.82m x 5.11m)
A superb principal dual aspect bedroom with double and secondary glazed windows to both front and rear aspects enjoying sea views towards Swanpool and out to Falmouth Bay. Radiator, central ceiling light. Loft hatch, door to:-

EN-SUITE SHOWER ROOM

Shower cubicle with boiler-fed shower, glass shower door and fully tiled surround. Dual flush WC, pedestal wash hand basin with tiled splashback. Radiator, central ceiling light, extractor fan.

THE EXTERIOR

FRONT

Pathway leading to the front door with a token garden, densely planted with mature shrubs. A driveway provides off-road parking for one car, leading to the attached single garage.

GARAGE

9'2" x 18'0" (2.81m x 5.49m)
Modern roller garage door, power and light. Space for condenser tumble dryer.

REAR GARDEN

Accessed from the double glazed French patio doors, is a large paved sun terrace with ample space for a good size table and chairs and the ideal spot for entertaining and al fresco dining. From here, a pedestrian door leads into the rear of the garage and timber steps lead down to the lawned garden. The lawned garden is fully enclosed and bordered by shrubs and small trees. At the bottom of the garden, is a further slate chipped seating area and timber summerhouse.

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

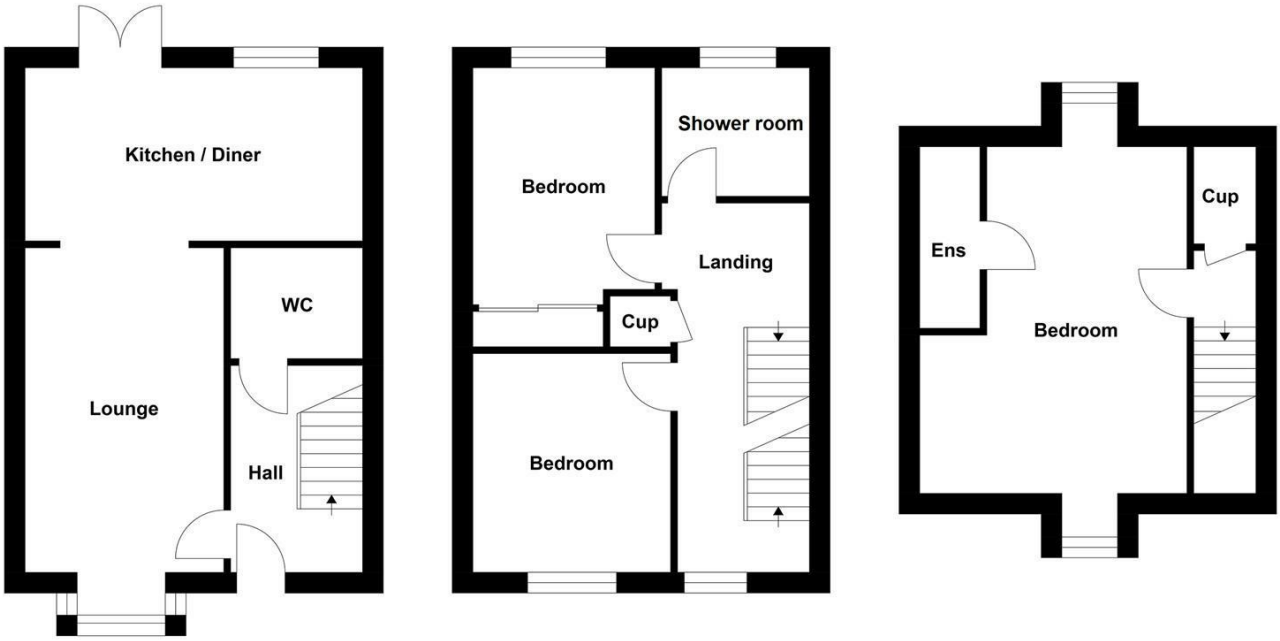
Freehold. An annual charge of £160.00 is payable to Goldenbank (Falmouth) Management Company Ltd, for the upkeep of all communal parts and playgrounds.

VIEWING

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

BATH

Floor Plan



Gross Internal Floor Area : 98.1 m2 ... 1056 ft2

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.