



**Rosebank, 25 Castle View Park, Mawnan Smith, Falmouth,
TR11 5HB**

£685,000

An immaculate and beautifully presented 3 double bedroom detached bungalow of generous proportions, set within walking distance of the village centre and local amenities. Occupying a broad, level plot and benefiting from landscaped gardens to the rear; potential exists to convert the large loft area (subject to consents and permissions) if required, with anticipated views over the valley, towards the open bay and Pendennis Castle.

Key Features

- Detached bungalow
- Economic air source heating
- Wood-burning stove
- Plentiful driveway parking
- Village setting
- 3 double bedrooms
- Lawned and landscaped rear garden
- EPC rating C



THE ACCOMMODATION COMPRISSES

From the tarmacadam driveway, a broad and mellow stone paved area leads to a contemporary front entrance door with obscure glazed panel, leading into the:-

HALLWAY

An exceptionally welcoming, light and bright entrance hallway, partially reconfigured to increase space and provide a sense of luxury. Panel doors lead to all bedrooms and the main bathroom. Part obscure glazed door to kitchen/diner and contemporary oak framed door leading into living room. Radiator, two ceiling lights, loft hatch. Cloaks cupboard housing coat hooks and shelving.

LIVING ROOM

With a neutral aesthetic, a nicely proportioned room, once again light in nature, with clear glazed sliding door to the rear elevation providing a pleasant outlook over the lawned and landscaped garden. Chimney breast with inset and raised wood-burning stove and slate hearth. Inset downlights, radiator, TV aerial point.

BEDROOM ONE

Generously sized with broad glazing to front elevation with outlook over the garden. Plentiful space for bedroom furniture. Elaborate ceiling light, radiator, TV aerial point.

MAIN BATHROOM

Well appointed with white sanitary ware including low flush WC with concealed cistern, circular sink with mixer tap and an array of cupboards under, panelled bath with curved and glazed shower screen, mixer tap and mains powered shower. Contemporary tiling to floor and walls. Ceiling light, extractor fan, radiator. Obscure glazed window. Mirror-fronted medicine cabinet, towel rail.

BEDROOM TWO

Another double bedroom, once again, with broad glazing providing an outlook over the lawned expanse and raised planted borders. Built-in cupboards with overhead storage. Wall lights, radiator, elaborate ceiling light.

BEDROOM THREE

Of similar proportions to bedroom two, another double room with uPVC glazed window. Radiator, elaborate ceiling light, built-in corner storage cupboard.

KITCHEN/DINER

A double aspect room with light borrowing window from the multi-pane door opening into the utility, together with a view from the front elevation over neighbouring rooftops and in between, tree-lined countryside with fields beyond. Offering a vast array of panelled cream coloured units, both above and below a slate-effect roll-top worksurface with inset composite one and a half bowl sink with drainer, and tiled splash back. Built-in appliances to include four-ring Neff gas hob, glass splashback and matching Neff extractor, Neff multi function microwave oven and fan oven under, built-in tall fridge/freezer and built-in Neff dishwasher. Inset downlights, oak flooring, radiator, TV aerial point. Multi-pane door to the:-

UTILITY

Continuation of oak flooring, a useful working room with worksurface to two sides, one comprising sink with drainer,

cupboard under and space and plumbing for washing machine, together with tiled splashback, quartz-effect worksurface with further cupboard under and space and pluming for washing machine or dryer. Wall mounted Mitsubishi electric heating thermostat, shallow cupboard housing electric consumer unit and meter. Extractor fan, ceiling light, part obscure glazed rear door with slimline window, giving access to the landscaped garden.

THE EXTERIOR

REAR GARDEN

Beautifully landscaped by the current owners, well stocked and wonderfully maintained. The rear garden offers a favourable westerly aspect with features including a broad mellow stone patio with dwarf stone wall leading to an expansive lawn, and beyond, a raised border with timber clad retaining wall, stocked with a variety of specimen plants, shrubs and bushes, offering a tranquil backdrop to the boundary. Exterior courtesy light, water tap, side passageway leading to front, housing Calor gas bottles and air source heat pump. Timber garden gate to front driveway. Timber door to the:-

GARAGE

Up-and-over door, power and light. Providing excellent dry storage with double glazed window to rear.

FRONT DRIVEWAY

Two half-height gateposts lead into a tarmacadam driveway with parking enough for several vehicles. High hedging to front boundary with part area of lawn and laid to stone chippings in front of the garage.

GENERAL INFORMATION

SERVICES

Mains electricity, water, and drainage are connected to the property. Calor gas serving the gas hob to kitchen. Air Source central heating.

COUNCIL TAX

Band E - Cornwall Council.

TENURE

Freehold.

VIEWING

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



Floor Plan

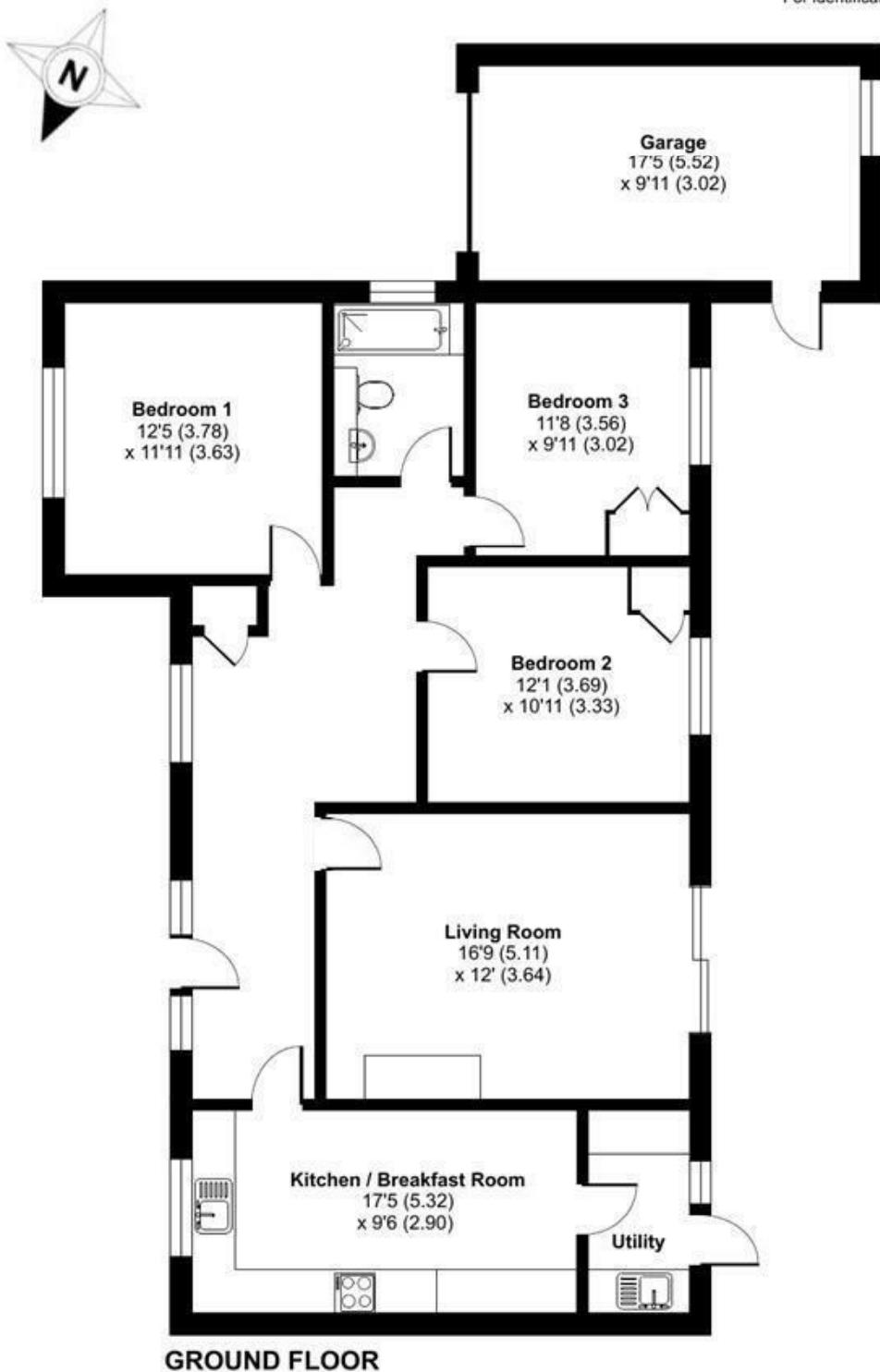
Castle View Park, Mawnan Smith, Falmouth, TR11

Approximate Area = 1134 sq ft / 105.4 sq m

Garage = 175 sq ft / 16.2 sq m

Total = 1309 sq ft / 121.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2024.
Produced for Laskowski & Company. REF: 1225064