



22 Swans Reach, Falmouth, TR11 5GG

£447,500



- Large Family home
- Modern Open Plan Kitchen/Diner
- Far reaching views
- Versatile and Spacious Accommodation
- Off road Parking
- Gas Central Heating
- Short walk to Swanpool and Falmouth's beaches
- Great location
- Chain Free

****CHAIN FREE FAMILY HOME****

Situated on the popular Swanvale development, this property is handily located in a sought after quiet location within walking distance to Swanpool Beach via a lovely nature trail.

This property is split over three levels, providing spacious and well presented accommodation to make the ideal family home.

On the ground floor, the property welcomes you with an open-plan kitchen and dining area, perfect for modern living and entertaining. There is also a cloakroom, which retains plumbing and offers the potential to be reinstated as a WC and a generously sized garage providing great additional storage space.

On the first floor, A bright and airy living room creates a comfortable space to relax, complemented by a family bathroom. This floor also features a dedicated office, ideal for home working and a well-proportioned bedroom.

On the second floor, you'll find three further bedrooms, including a spacious master bedroom with its own en-suite, alongside a double bedroom and a single bedroom.

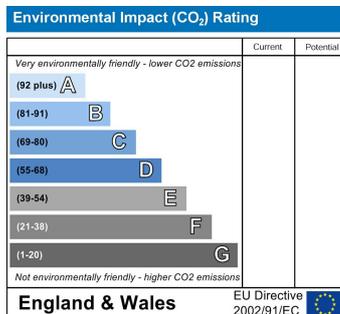
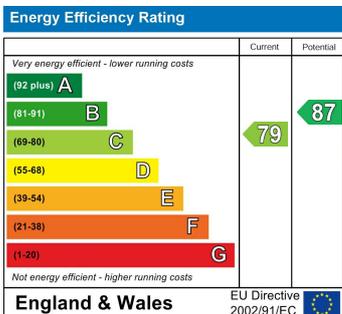
Outside to the rear, the property benefits from two allocated parking spaces. A decking area provides an excellent spot for outdoor dining, while the lower garden offers plenty of space to enjoy.

The property benefits from gas central heating and double glazing throughout.

Tenure: Freehold

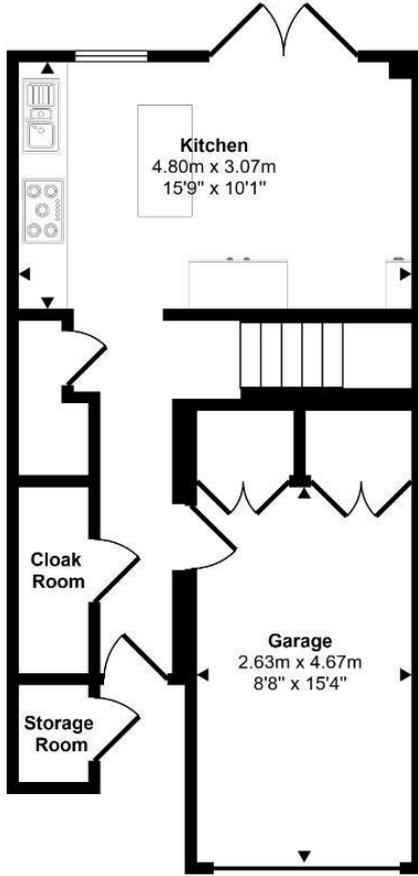
Council Tax Band: D

EPC: C



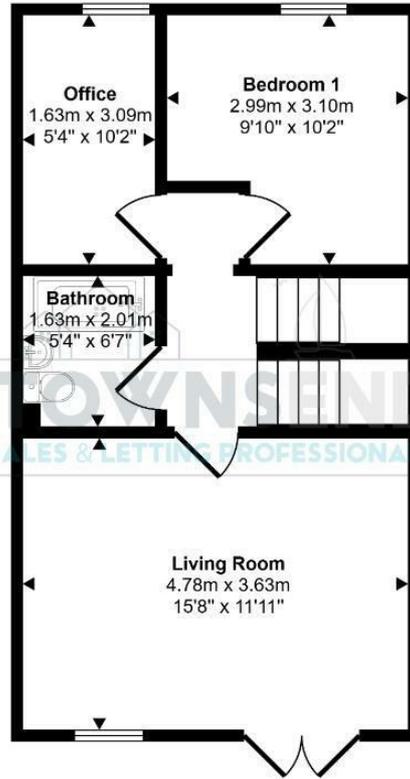


Approx Gross Internal Area
130 sq m / 1402 sq ft



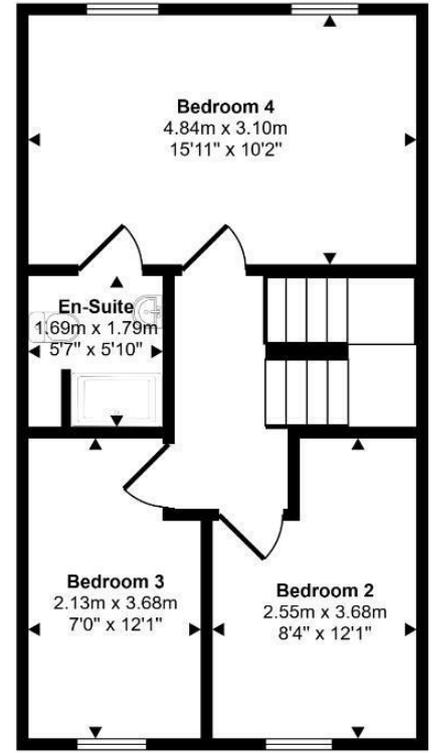
Ground Floor

Approx 44 sq m / 477 sq ft



First Floor

Approx 43 sq m / 461 sq ft



Second Floor

Approx 43 sq m / 464 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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