

FOR SALE



Springfield Road, Falmouth
Guide Price £325,000


MARTIN&CO

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- BUNGALOW
- ENCLOSED LEVEL GARDEN TO REAR
- GARAGE
- DRIVEWAY PARKING
- EXTENDED KITCHEN / DINER

Set back from the road by a pretty front garden in a slightly elevated position, this well-presented, detached bungalow has been extended to provide a spacious open-plan kitchen and dining room. There is a garage, driveway parking for two cars and an enclosed, low maintenance garden to the rear. rear with a patio, garden shed and greenhouse. Perfect for enjoying the sunshine and some easy container gardening!



The property stands out from other two bedroom bungalows in the area as it originally had three bedrooms, however the owners decided they wanted more space for entertaining and converted the third bedroom, whilst extending to the rear, so that there is now a spacious, open-plan kitchen-diner.

As you enter the property, the hallway has a convenient cupboard for hanging coats as well as a small meter cupboard. The second bedroom is in front of you and to the right a door to your left takes you into the lounge. The lounge is spacious, with a large picture window looking over the front garden providing lots of natural light. The room is nicely decorated, with wood flooring and an electric fire within a decorative surround as a feature in the centre.

A door to the rear of the lounge leads into an inner hallway where there is a useful airing cupboard. A door to the left takes you through to a spacious principal bedroom, which has lots of space for wardrobes as well as a built-in cupboard. There is a picture window looking out onto the rear patio. There is a modern shower room, in excellent condition, with an electric shower and a corner shower cubicle, wall hung storage and a sink set on top of a vanity unit.

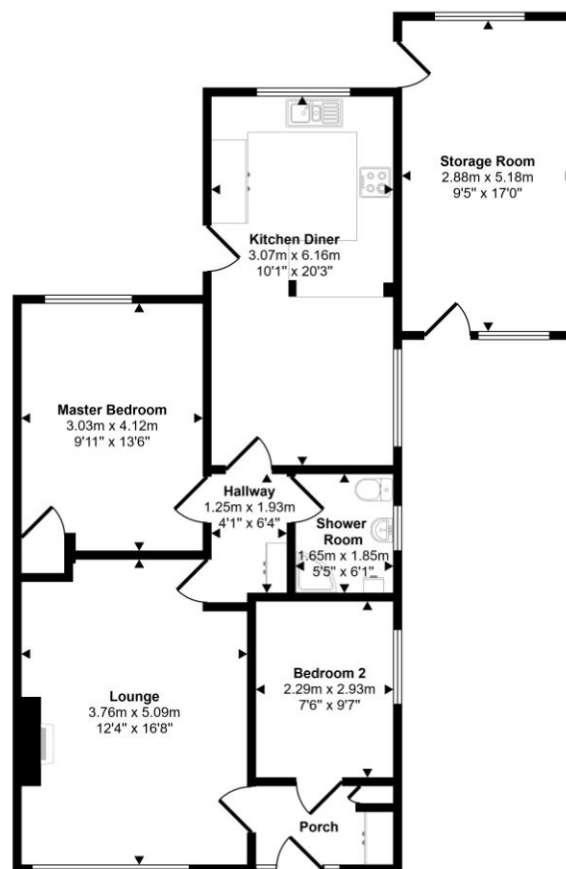
To the rear of the property is the extended kitchen-diner. There is a quality fitted kitchen, in excellent condition, with pull out corner cupboards to maximise on storage space, a built-in double oven, integrated fridge-freezer, dishwasher and washing machine, plus an induction hob. There is a breakfast bar as well as a spacious dining area.

A back door leads out to the garden where there is a patio seating area, garden shed and greenhouse. The garden is mostly gravelled for ease of maintenance. There is a door into the spacious garage from the garden, which has been fitted with a glass door and window to the front as well as a large window to the rear making it an ideal workshop. The gas combi boiler is located in the garage.

UPVC Double Glazing
Gas Central Heating & Boiler
EPC – TBC
Council Tax Band – C
Garage & Driveway Parking
Garden



Approx Gross Internal Area
84 sq m / 905 sq ft



Floorplan

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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