



BRILLWATER ROAD, CONSTANTINE
GUIDE PRICE OF £570,000





FULL DESCRIPTION This impressive four bedroom detached house which was built to a high specification in 2017, boasts two reception rooms and two bathrooms, a garage and large garden with a patio and decking, perfect for summer barbecues and outdoor entertaining. This home is set within the beautiful semi-rural surroundings of Constantine. This property is both modern and stylish, and is accessed by a shared private lane. The heating is LPG central heating with backup electric emersion.

As you enter this beautiful home, you are greeted by a large, convenient hallway, that leads to a W.C, the spacious sitting room with log burner and French doors leading to the decking, and incredible open plan kitchen/diner that features a stunning island and breakfast bar, with granite work tops. There are another two double glazed French doors that lead out onto the patio, creating a very light, airy space.

On the first floor, there are four sizeable double bedrooms, including the principle room with a beautiful en-suite, and main bathroom.

With parking for up to 4 cars, a large garage, picturesque woodland surroundings, yet still being close to local amenities, this tranquil, inviting home is definitely not one to be missed.

KITCHEN/DINER 21' 5" x 19' 7" (6.53m x 5.97m) The open plan kitchen/diner is a true centrepiece, with a modern light grey island and breakfast bar, complete with



sleek black granite tops and five gas hobs. It's perfect for hosting guests or for a quiet family dinner. You'll be impressed by the quality of the finishes and the seamless integration of this beautiful kitchen into the larger living space. With engineered oak wood flooring, plenty of storage from the built in matching light grey gloss finish cupboards, and two sets of French doors leading onto the patio, this room has a naturally light, airy and homely feel to it.

SITTING ROOM 15' 9" x 14' 10" (4.8m x 4.52m) This spacious sitting room boasts a cosy, yet modern log burner, with large fire place to store logs. There is engineered oak wood flooring and a handy under stair cupboard which is great for storage. At the back of this room are double glazed French doors leading out onto the decking that has access to the back garden. Alongside these, there are two double glazed sash windows, meaning this room is flooded with natural light.

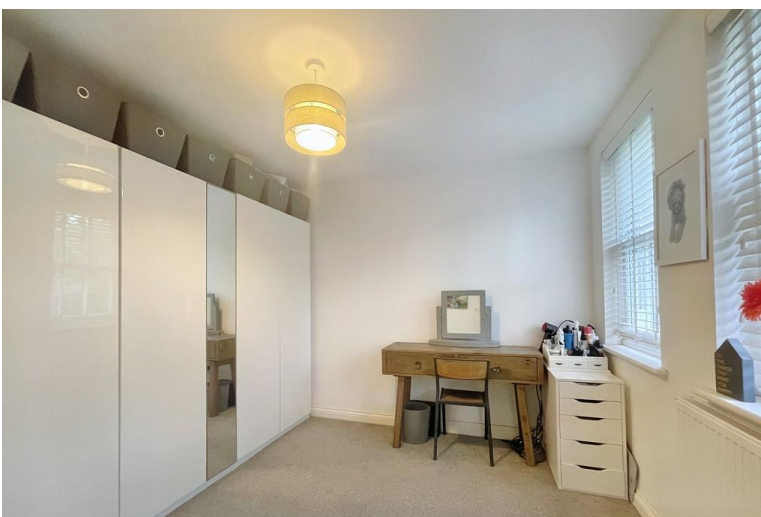


W.C 3' 7" x 5' 5" (1.09m x 1.65m) The convenient W.C is just set off the hallway as you enter the property. There is the engineered oak wood flooring that is set throughout the whole ground floor. With a white toilet and wall mounted push flush, and handy built in shelf and wall mounted vanity unit with a waterfall silver mixer tap. This W.C also has a wall mounted white radiator and white extractor fan.



BEDROOM 1 10' 2" x 14' 1" (3.1m x 4.29m) The principle bedroom is a spacious and light room that features an En-Suite. The bedroom has three large double glazed sash windows and it is decorated very neutrally. With white painted walls, a white wall mounted radiator and a light grey carpet, this room is ready for you to make it your own.

EN-SUITE 10' 3" x 6' 8" (3.12m x 2.03m) This beautiful modern En-Suite bathroom is fully tiled with neutral white and grey marble effect tiles. This room features luxurious twin sinks, with a waterfall mixer tap on each, two double glazing sash windows and wall mounted heated towel rail, this En-Suite is the perfect bathroom. There is a separate shower, a white toilet and white bath with added shelf space.



BEDROOM 2 11' 2" x 9' 11" (3.4m x 3.02m) The second bedroom in this property is on the first floor. It is neutrally decorated with light grey carpets and white painted walls. There are two double glazed sash windows and a wall mounted radiator. This room also features the lovely oak wood doors that are located all around this property.

BEDROOM 3 8' 11" x 10' 0" (2.72m x 3.05m) In the third bedroom, there is one large double glazed sash window looking out to the front of the property. There is one wall



mounted radiator and it is carpeted with the same light grey neutral carpet as the first and second bedrooms.

BEDROOM 4 9' 1" x 10' 4" (2.77m x 3.15m) The fourth bedroom features two double glazed sash windows looking out from the back of the property, to the stunning greenery behind. The walls are painted white, there is a white wall mounted radiator and the carpets are a neutral light grey, with a oak wood door.



BATHROOM 10' 8" x 5' 10" (3.25m x 1.78m) The family bathroom which is on the first floor, has the same luxurious feel to the En-Suite in the principle bedroom. It is fully tiled in neutral white and grey marble effect tiles, with built in shelving. There is a stand alone shower, next to the white toilet with wall mounted silver push flush. There is a silver heated towel rail and a white wall mounted vanity unit with a silver waterfall mixer tap and storage draws underneath. There is a white bath with another waterfall silver mixer tap.

GARAGE 17' 9" x 11' 4" (5.41m x 3.45m) The garage is attached to the house and is a very handy area. It has a white electric roller shutter door and contains the boiler, and the electric consumer unit. This space is ideal for storage and also has the access to the loft space.

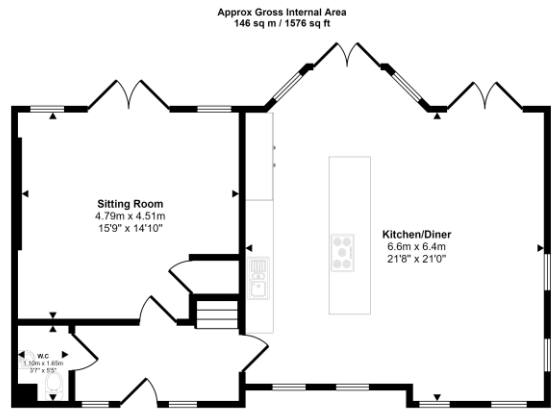


GARDEN The garden has a few different aspects to it. There is a fantastic sized lawn which is at the back of the property, which is accessed either by the side of the house or through the double doors from the kitchen/diner or sitting room. There is then a grey decking area, and patio space. Further back there is also a very private sitting area which is made from chipped slate.

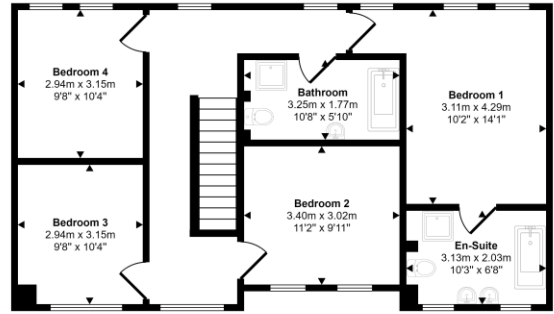
LOCATION This property is set in a great location, having a shared private lane, there is no through traffic, meaning it is very peaceful and quiet, with the lovely wooded surroundings. Being in the centre of the village of Constantine, this property is a two minute walk from the local primary school and park, where conveniently no roads need to be crossed. The local shop, doctors surgery with dispensary and The Cornish Arms pub are all a few minutes walk away. There are fantastic local walks, with the woods being only 5 minute walk away. The Potager Garden, Slice of Cornwall, and Trengilly Wartha pub are just a five minute drive away.

Constantine is twenty minutes from Falmouth town, making it very easy and accessible, while still keeping the tranquillity.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor
Approx 74 sq m / 792 sq ft



First Floor
Approx 73 sq m / 783 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.

