



30 Antron Way, Mabe Burnthouse

Guide Price £440,000



Heather & Lay  
*The local property experts*

- Detached dormer house built in 1996
- Edge of popular village and community
- Spacious three bedroom accommodation
- Separate sitting and dining rooms
- Generous kitchen/breakfast room
- Main bedroom en suite and family bathroom
- Downstairs shower/ utility room and cloakroom/WC
- Lovely elevated and distant views to sea
- Double garage with electronic opening
- Established corner plot and garden
- No onward chain

### THE LOCATION

Antron way is a popular close of varied properties lying on the outskirts of Mabe, a leisurely 5-10 minute walk from the village shop and perhaps a 10-15 minute walk from Argal reservoir. Argal is a wonderful resource to have on one's doorstep, surrounded by sloping fields and overlooked by picturesque Mabe Church, the lake is noted for its coarse fishing, wildlife and beautiful walks including a circular walk passing through woods and meadows. Argal also has a café and several picnic and BBQ areas with well-behaved dogs welcome. Adjacent College reservoir is lovely too, and managed as a Nature reserve. Mabe is a popular village conveniently located two miles from Penryn and three miles from Falmouth harbour town and seaside. The village has an active community and good everyday amenities including an excellent primary school, with a 'good' Ofsted rating, village store, sub post office, church and pub. ASDA superstore is nearby and a bus service runs regularly to and from local towns. Falmouth's university for Cornwall (linked with the highly regarded Exeter University) is a mile away and Penryn College, with its excellent facilities is equally convenient. Perfect for those who long for a true village atmosphere but do not wish to feel overly rural, Mabe offers a strong sense of community while remaining well connected. If you are seeking village life with modern convenience, Mabe could be the perfect place for you.



## THE PROPERTY

30 Antron Way was built in 1996 by respected builder and developer Colin Coade and has been in the same family ownership since. It is a spacious, detached dormer house over 1800<sup>2</sup>ft in size, with excellent proportions and practicality for comfortable family living. Set in a decent established plot this distinctive home enjoys a lovely outlook, especially from the first floor with distant elevated views towards Falmouth, Flushing, estuary and sea. There are three front facing bedrooms, the main with en suite shower room, in addition to the family bathroom. Downstairs are separate sitting and dining rooms, the latter connected to a comprehensively fitted 13' X 12' kitchen/breakfast room. Lovely to have a utility/shower room and a cloakroom/WC downstairs as well as internal access from the double garage. All is comfortable, well cared for and equipped, although some will budget to modernise, to some degree or another which is more than acknowledged in its competitive asking price. Windows are UPVC double glazed and a gas Vaillant boiler fuels radiator central heating and hot water supply. What a chance to secure a spacious family home, without onward chain in this great village and community.

## ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

Obscure UPVC double glazed front door and side pane leading into....

## HALLWAY

Stairs to first floor. Under stair recess. Power points. Telephone point. Panel doors to sitting/dining room, door to garage, kitchen/breakfast room, shower/utility room and cloak room. Coat/store cupboard with shelf and hooks.

## SITTING ROOM

Picture UPVC double glazed window to front overlooking the garden and elevated distant rural views. Radiator, semi-circular wall lights, wall mounted gas coal effect fire.

## DINING ROOM

UPVC double glazed picture window overlooking the garden with elevated views to country side and estuary. Radiator. Multi-pane door to...







#### **KITCHEN/BREAKFAST ROOM**

With plenty of space for a table and chairs. UPVC double glazed window to the rear. Extensive range of mid oak base and eye level cupboards with roll top work surfaces and an inset stainless steel sink and drainer with mixer tap. Space for fridge freezer. 'AEG' dishwasher and 'Hotpoint' electric double oven and grill with extraction hood. Ceramic tile splash back. Radiator. Wooden effect laminate floor. Ceiling spotlights. TV and power points.

#### **SHOWER/UTILITY ROOM**

Obscure UPVC double glazed window to side. Walk-in, oversized, boiler fed, tiled shower cubicle. 'BOSCH' washing machine, stainless steel sink and drainer with mixer tap, rolltop work surface with cupboard beneath. Radiator, extractor, laminate flooring.

#### **CLOAKROOM W/C**

Dual flush W/C, corner hand basin, tile splashback and extractor.

#### **FIRST FLOOR**

Stairs to...

#### **LANDING**

Of good size with hatch to attic. Double door airing cupboard with radiator and slatted shelf, Velux double glazed roof window. Panel doors to three bedrooms and...

#### **BATHROOM**

Obscure UPVC double glazed window to side. 3 piece white suite comprising of hand basin, W/C and panel bath with mixer shower and screen. Partial wall tiling. Radiator. Shaver point.

#### **BEDROOM ONE**

Two windows to side and one to rear. Radiator. Door to...

#### **EN SUITE SHOWER ROOM**

White 3 piece suite; W/C, hand basin and walk in boiler fed shower cubicle. Radiator. Shaver point/light.



## BEDROOM TWO

A generous double room with a super elevated outlook over rolling countryside towards Penryn, Falmouth and Flushing, to the harbour, estuary and out into Falmouth Bay, taking in the Roseland Peninsula, Carrick Roads, St Mawes and to Pendennis Castle. Extensive built-in wardrobe and cupboard space. Over bed lockers, chest of drawers and a dressing table to the view! Radiator.

## BEDROOM THREE

Wide UPVC double glazed bay window enjoying those spectacular elevated views as bedroom one, overlooking rolling countryside towards Falmouth, Flushing, to estuary and sea. Radiator.

## GARDEN

Posts and a wide tarmac driveway to the double garage, raised lawn with shrub border to side. Pathway leading all around the bungalow to rear and...

**FRONT GARDEN** Lawned with borders containing some fine established shrubs and plants including, camellias, heathers and agapanthus. Wide splayed step entrance. Opposite and over the Close road is an area of lawn owned by 30, interspersed with shrubs.

## DOUBLE GARAGE

Recently replaced single electronic remotely controlled roller door. Obscure window to side. Vaillant gas boiler fuelling radiator central heating and hot water supply. Electric tripping switches. Work bench and vice. Power and light. Door to outside. Panel door to accommodation.

## DRIVEWAY PARKING

2 Parking Spaces

Council Tax band: E

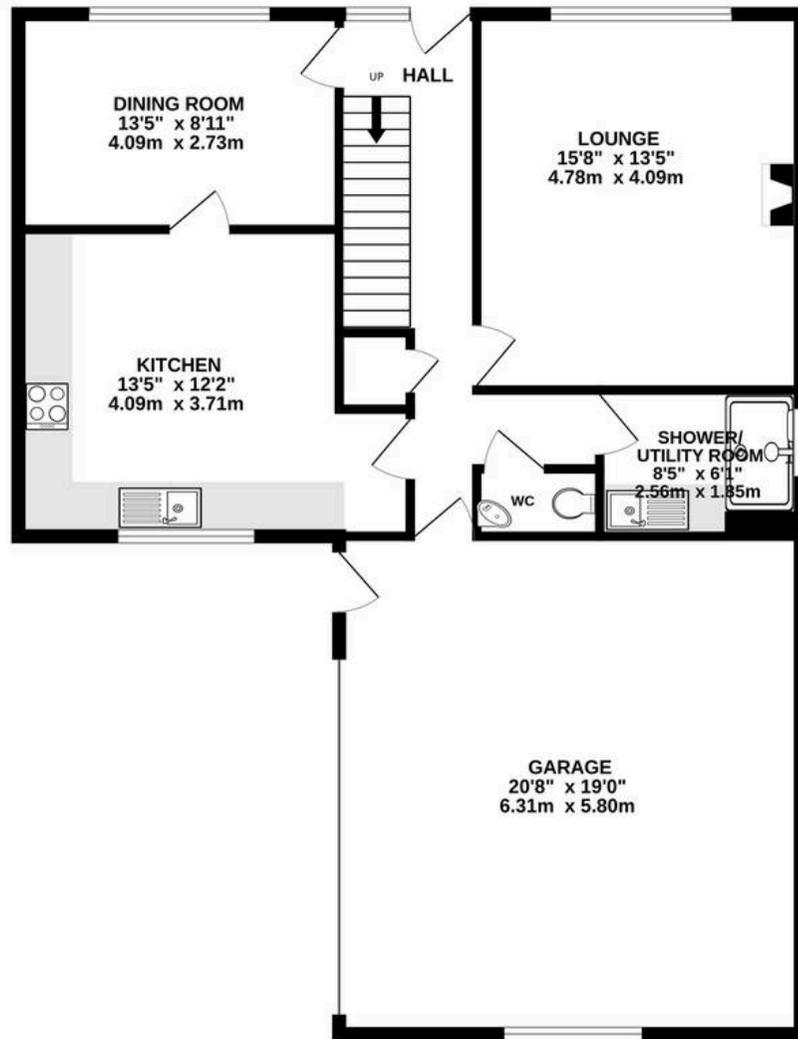
Tenure: Freehold

EPC Energy Efficiency Rating: C

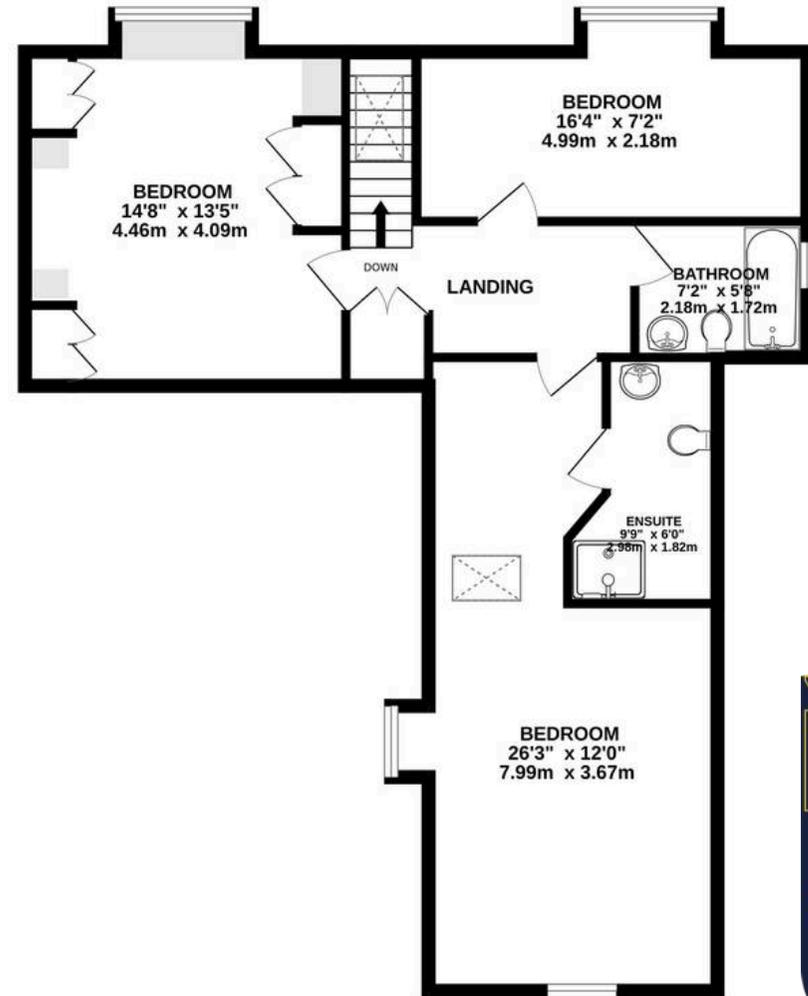
**SERVICES:** Mains electricity, gas, water & drainage.



**GROUND FLOOR**  
1105 sq.ft. (102.6 sq.m.) approx.



**1ST FLOOR**  
778 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA : 1882 sq.ft. (174.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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