

3 Old Nursery Close, Porthleven, TR13 9NZ

£425,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

3 Old Nursery Close

- THREE BEDROOM LINK-DETACHED BUNGALOW
- SOUGHT-AFTER RESIDENTIAL CUL-DE-SAC LOCATION
- SPACIOUS LOUNGE WITH FIREPLACE
- FITTED KITCHEN/DINING AREA AND SEPARATE UTILITY ROOM
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- DELIGHTFUL GARDEN
- GARAGE & OFF-ROAD PARKING
- FREEHOLD
- COUNCIL TAX D
- EPC D60







Nicely positioned in the corner of a well regarded residential cul-de-sac, moments from the harbour and amenities of the ever popular coastal village of Porthleven, is this nicely presented three bedroom link detached bungalow.

Seldom available within this desirable location, the bungalow offers light and well proportioned accommodation that will appeal to retirees and families alike. A generous and inviting entrance hall creates a warm first impression and affords easy access to all the principal rooms. The lounge is a lovely dual aspect room, filled with natural light and enjoys a sunny outlook. A handsome stone fireplace with wooden mantle forms a natural focal point for the room, whilst a sliding door opens directly onto the adjacent sun patio, inviting the outside in on warmer days.

The well equipped fitted kitchen and dining area provides a useful range of cabinetry and integrated appliances, whilst the large window to the front enjoys an outlook beyond neighbouring properties to the fields and open countryside beyond. A separate utility room, provides valuable additional practical space for laundry and household storage.

There are three generous bedrooms, two with built-in wardrobes for convenience, whilst the master has a convenient en-suite shower room.

Approached along a well maintained cul de sac, the property has a driveway and turning area, together with a garage, providing off road parking for a number of vehicles. A real highlight of the property is undoubtedly the delightful rear garden, which enjoys a sunny aspect and good degrees of privacy. Neatly enclosed with mature borders, the garden is laid largely to lawn with two patio areas in which to sit out and relax, complemented by a further sun patio to the front which would also seem well suited to sitting out and enjoying afternoon and evening sunshine.

The accommodation in brief comprises an entrance hall, lounge, kitchen/dining room, utility room, bathroom and three bedrooms (master en suite). The property benefits from double glazing and oil fired central heating.

Porthleven is a vibrant, picturesque fishing village and mainland Britain's most southerly port. The village is renowned for its many highly regarded restaurants, long beach, surfing, rugged coastline and clifftop walks. Community groups are thriving within the village with sports' clubs and a prize winning brass band which can be heard echoing around the harbour on many a summer's Sunday evening. Local amenities include shops, restaurants, Public Houses, galleries, supermarket, doctors' surgery and a well regarded primary school.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Step up to feature glazed entrance door to

ENTRANCE HALLWAY 17'1" in length (5.21m in length)
Of generous proportions with door to airing cupboard with slatted shelving and hot water cylinder and doors off to all internal rooms.

LOUNGE 14'3" x 13'3" max measurement (4.34m x 4.04m max measurement)
A lovely dual aspect room enjoying a sunny outlook with stone fireplace with wooden mantle, currently housing an electric fire and providing a nice focal point for the room. There is a sliding patio door which opens out invitingly onto the sun patio, a window to the side aspect and attractive pendant lighting with matching wall light.

KITCHEN / DINING ROOM 14'1" x 12'7" narrowing to 10' (4.29m x 3.84m narrowing to 3.05m)
A nicely appointed fitted kitchen comprising working top surfaces incorporating a one and a half bowl sink with drainer and swan's neck mixer tap over and a NEFF electric hob with extractor over. There are a pleasing range of base cupboards and drawers, with matching wall cupboards and display shelves over. Integrated appliances include a Hotpoint electric oven, fridge, freezer and dishwasher. Attractive tiled splashbacks and large window to front with views beyond neighbouring properties towards the fields and countryside beyond.

UTILITY ROOM 9'9" x 7'8" (2.97m x 2.34m)
A practical space comprising working top surfaces incorporating a stainless steel sink with drainer and mixer tap over and cupboards under. Spaces are provided for a washing machine, tumble dryer and freezer, whilst there is also a Grant oil fired boiler, a window to the rear aspect and an obscure glazed door to the rear.

BEDROOM ONE (EN SUITE) 14'2" x 11'4" inc en suite (4.32m x 3.45m inc en suite)
Comfortable double bedroom with large window having a pleasant outlook towards the rear garden. Door to.

ENSUITE
With low-level w.c, mounted wash handbasin and tiled shower cubicle with a Mira sport electric shower. There is an extractor, shaving light and an obscure glazed window to the rear.

BEDROOM TWO 12'7" x 9'9" inc built-in wardrobe (3.84m x 2.97m inc built-in wardrobe)
Double bedroom with built-in wardrobe with hanging rail and shelving and a window to the rear aspect.

BEDROOM THREE 11'1" x 7'6" (3.38m x 2.29m)
Having twin built-in wardrobes with hanging rails and useful storage and a window to the side aspect.













BATHROOM

Well appointed with a fitted suite comprising a low-level w.c with concealed system, mounted wash hand basin with vanity cupboard under a panelled bath with tile surround, shower screen and shower attachment. The room is complimented by a towel rail, an extractor, a display shelf, shaving light and twin storage cupboards. Trap hatch to roof space and obscure glazed window to rear aspect.

OUTSIDE

To the front is a driveway and turning area, together with a feature raised bed which place host to a number of established shrubs and plants. A fenced wall and gate opens out into the attractive patio enjoying a sunny outlook and reasonable degrees of privacy. A side pathway leads around to the rear garden.

A real feature of the property is the delightful rear garden which enjoys a sunny aspect and good degrees of privacy. Neatly enclosed with mature shrubs plants and trees at the borders and twin patio areas in which to sit out, relax and enjoy all that the garden has to offer. There is a useful shed, oil tank and outside tap.

GARAGE 16'1" x 10' (4.90m x 3.05m)

With electric roller door, electric consumer unit, trap hatch to roof void, step up to kitchen/dining room and utility room.

SERVICES/UTILITIES

Mains electricity, water & drainage. Oil fired central heating.

WHAT3WORDS

shadowing.chill.chips

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale.

COUNCIL TAX

Council Tax Band D.

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit - https://www.openreach.com/fibre-broadband
To check the mobile phone coverage please visit - https://checker.ofcom.org.uk/

PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

FLOOD RISK

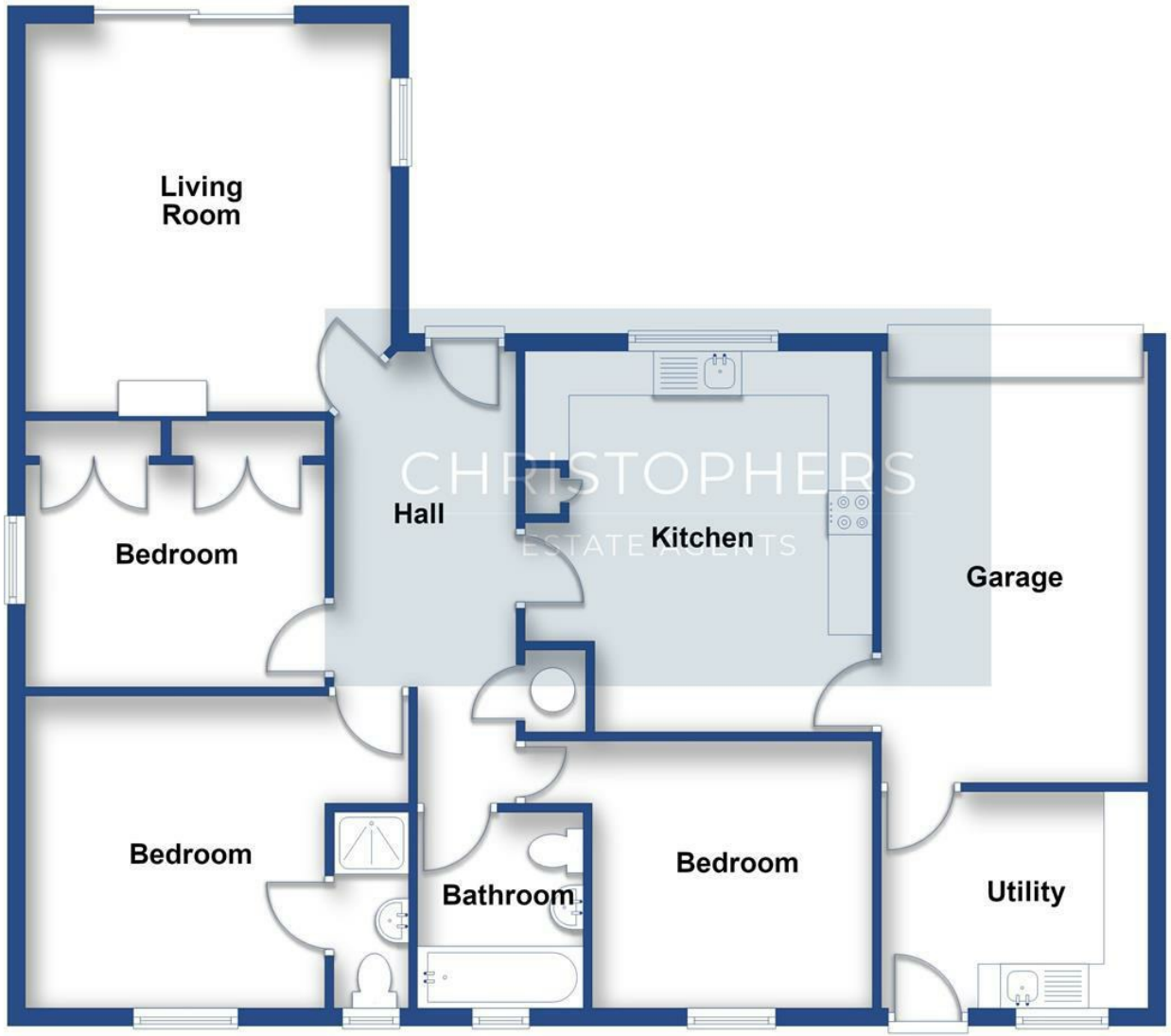
River & Sea Very Low Surface Water Very Low.

DATE DETAILS PREPARED.

21st October 2026.

Ground Floor

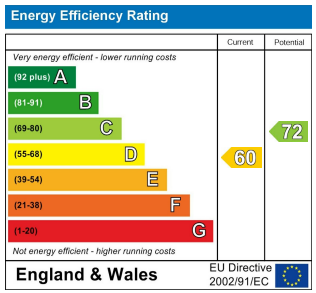
Approx. 1185.3 sq. feet



Total area: approx. 1185.3 sq. feet

PROUD GUILD MEMBER

THE GUILD PROPERTY PROFESSIONALS



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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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