



20 Hawkens Way, St. Columb, Cornwall, TR9 6SS

A DECEPTIVELY SPACIOUS EXECUTIVE STYLE DETACHED FAMILY HOME WITHIN A HIGHLY FAVOURED RESIDENTIAL AREA. THREE DOUBLE BEDROOMS, INCREDIBLE OPEN PLAN LOUNGE/DINER, MASTER ENSUITE, INTEGRAL GARAGE, SUNNY GARDENS AND NO CHAIN.

£375,000
Freehold

our ref: CNN9951

KEY FEATURES



3



1



2

Energy rating (EPC) **E**

Council tax band: **D**

SUMMARY

Nestled in the heart of St Columb Major, one of Mid Cornwall's most beloved small towns, 20 Hawken's Way stands as a stunning detached family home, embodying modern executive style. With its strategic central location, the town offers a perfect blend of contemporary living and a vibrant community.

St Columb Major is known for its lively high street, featuring traditional butchers, a Co-op mini-market, English pubs, a well-equipped doctors' surgery and much more. Families appreciate the town's highly regarded primary school and ample recreational spaces for children, making it a cherished family-friendly haven.

The nearby coastal town of Newquay, with its nine golden sand beaches, independent shops, vibrant bars, and diverse restaurants, adds to the allure of St Columb. Secondary schools age children benefit from a provided bus service to the excellent secondary school, Treviglas, situated in Newquay.

- FULLY DETACHED EXECUTIVE STYLE FAMILY HOME
- 3 DOUBLE BEDROOMS INCLUDING MASTER EN-SUITE
- INCREDIBLE OPEN PLAN 23FT LOUNGE/DINER
- MODERN FITTED KITCHEN
- INTEGRAL GARAGE AND DOUBLE DRIVEWAY
- SOUTH FACING ENCLOSED GARDENS
- APP CONTROLLED ELECTRIC HEATING
- FRESH DÉCOR IN NEUTRAL TONES, READY TO "MAKE YOUR MARK"
- HIGHLY SOUGHT AFTER DEVELOPMENT IN ST COLUMB
- NO ONWARD CHAIN, READY FOR IMMEDIATE OCCUPATION



Strategically positioned in the county, St Columb Major ensures easy accessibility with the A30, Newquay Airport, and several large towns just a short car journey away.

20 Hawken's Way, built in the mid-1990s, is a shining example of a modern family home. The open-faced storm porch welcomes you into a spacious hallway adorned with storage, fresh decor, and new carpets, creating an inviting ambiance. The main living area, a vast 23ft open-plan lounge/diner, is flooded with natural light from dual-aspect windows and patio doors leading to the south-facing rear garden. The kitchen, overlooking the garden, features a modern range of cream-colored units, integrated oven, hob, extractor, and ample space for additional white goods. The integral garage, accessible from the hallway, comes equipped with mains power and a useful rear door to the garden.

Ascending to the first floor, a large landing leads to three double-sized bedrooms, including a master with its own en-suite toilet. Two of the bedrooms boast fitted

wardrobes, and the front-facing rooms offer pleasant distant country views. The main family bathroom features a neat white suite with a shower over the bath.

Outside, a double-width tarmac driveway provides off-street parking. Being detached and on a corner plot, the garden extends beyond the rear, offering a south-facing, enclosed space laid with both patio and lawn, perfect for safe child's play and a relaxing haven for adults.

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ADDITIONAL INFO

Utilities: Mains Electric, Water & Drainage. No Gas

Broadband: Available. For Type and Speed please refer to Openreach website

Mobile phone: Poor. For best network coverage please refer to Ofcom checker

Parking: Double Driveway and Garage

Heating and hot water: Electric ceramic style panel heaters and Immersion

Accessibility: Level front and rear

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Entrance Hallway

14' 1" x 8' 9" (4.29m x 2.66m) Inc stairs

Lounge/Diner

22' 1" x 16' 1" (6.73m x 4.90m) L-Shaped (Max Measurements)

Kitchen

12' 11" x 8' 9" (3.93m x 2.66m)

Integrated Garage

18' 5" x 8' 6" (5.61m x 2.59m)

First Floor Landing

12' 4" x 6' 3" (3.76m x 1.90m) Inc Stairs

Bedroom 1

12' 7" x 10' 9" (3.83m x 3.27m)

En-suite WC

7' 5" x 2' 10" (2.26m x 0.86m)

Bedroom 2

12' 5" x 8' 7" (3.78m x 2.61m) plus wardrobes

Bedroom 3

11' 10" x 11' 7" (3.60m x 3.53m) plus wardrobes



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