

NEWQUAY PROPERTY CENTRE



A FULLY REFURBISHED FAMILY HOME IN A SUPER CONVENIENT LOCATION. HAVING 4 GOOD SIZE BEDROOMS & WONDERFUL SEMI OPEN PLAN LIVING SPACES. SOUTH FACING GARDENS & OFF STREET PARKING.



23 Trelawney Road, Newquay, TR7 2DP

£350,000
Freehold

our ref: CNN8509

01637 875161

IN BRIEF...

- Type: House
- Style: Semi Detached
- Age: Older
- Bedrooms: 4
- Reception rooms: 3
- Bathrooms: 2
- EPC: D
- Council tax band: B
- ALL MAINS SERVICES
- FULLY REFURBISHED SPACIOUS FAMILY HOME
- 4 GOOD SIZE BEDROOMS
- GORGEOUS SEMI OPEN PLAN LIVING SPACES
- 3 RECEPTION ROOMS
- 2 BATHROOMS
- PLENTY OF OFF-ROAD PARKING
- SNUG/HOME WORK SPACE
- ULITLY ROOM
- SPACIOUS ENCLOSED SUNNY GARDENS



OWNERSAYS...

“This has been a super family home and a fun place to both renovate and live in. For any family they'll love the location.”



CONSIDER THIS...

WHAT WE LOVE: In our opinion this is a perfect family home in a perfect family location. It has 4 good bedrooms, lovely spacious living space, brilliant sunny gardens and it's so convenient for easy access to pretty much everything. We love it!

MOREDETAIL...

SUMMARY: This spacious semi-detached family home has recently undergone extensive refurbishment and has been beautifully modernised throughout to create a stylish and comfortable home. Boasting an abundance of living space and a fantastic layout that's perfect for modern family living, this property offers a semi-open plan feel through three interconnected spaces, including the living room, dining room, and kitchen.

The living room boasts a fitted log burner, perfect for those chilly winter evenings, while the dining room features patio doors that lead out to the spacious and sunny rear garden. The kitchen is beautifully appointed with a trendy shaker-style design, and there's a convenient utility room just off from the kitchen with back door access, as well as a fabulous ground floor shower suite. Another great feature on the ground floor is an additional reception space, currently utilised as a snug/home workspace.

The property comprises four generously sized bedrooms on the first floor, including three doubles and one large single. The main family bathroom has a modern, fully tiled white suite with a shower over the bath, offering a relaxing and stylish space to unwind.

The property is fitted with plenty of modern comforts, including gas-fired central heating from a newly fitted system in 2021, and UPVC double glazing throughout, offering energy efficiency and cost savings on utilities.

Externally, the property features a decent-sized tarmac drive for easy off-street parking, as well as side access and a large, sunny rear garden, complete with a spacious deck, patio, and formal lawn, making it the perfect space for children to safely play.

This is a brilliant family home, perfect for those seeking a comfortable, stylish, and spacious property that's perfect for modern family living.

Don't miss your chance to own this fantastic property – book a viewing today!



THELOCATION...

LOCATION: Trelawney Road is located in a popular residential area in the town of Newquay, on the north coast of Cornwall.

The property is conveniently located in close proximity to the town centre, where you can find various shops, restaurants, and other amenities including many of the town's most popular beaches all accessible on foot with ease.

Additionally, it is also within walking distance to the popular Trenance Park; a large park featuring boating lake, play areas, and beautiful gardens.

Furthermore, the property is very close to the highly regarded Trenance Primary School.

Overall, Trelawney Road offers the perfect balance of a peaceful residential area with easy access to town amenities, nearby attractions, and beaches, making it an excellent choice for families looking to relocate to Newquay.

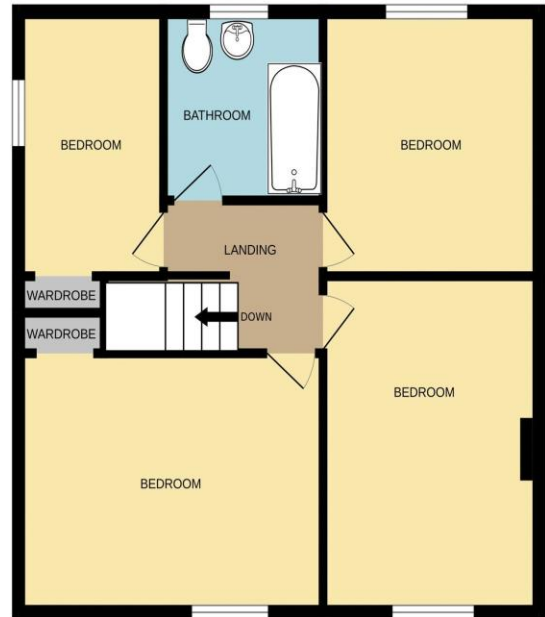


THE FLOORPLAN...

GROUND FLOOR



1ST FLOOR



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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THE DIMENSIONS...

Hall & Stairs
13' 7" x 13' 6" (4.14m x 4.11m) L - Shaped

Snug/Home work space
7' 6" x 6' 10" (2.28m x 2.08m)

Open Plan Lounge/Dining/Kitchen
25' 0" x 18' 7" (7.61m x 5.66m) L-Shaped MAX

Living Area
13' 3" x 10' 3" (4.04m x 3.12m)

Dining area
10' 6" x 9' 11" (3.20m x 3.02m)

Kitchen area
10' 6" x 8' 2" (3.20m x 2.49m)

Utility room

Ground Floor Shower
4' 10" x 4' 1" (1.47m x 1.24m)

First Floor

Bedroom One
13' 3" x 10' 3" (4.04m x 3.12m)

Bedroom Two
13' 8" x 9' 10" (4.16m x 2.99m)

Bedroom Three
10' 7" x 10' 4" (3.22m x 3.15m)

Bedroom Four
10' 7" x 6' 2" (3.22m x 1.88m)

Family Bathroom
7' 3" x 6' 9" (2.21m x 2.06m)

MORE INFO...

call: 01637 875 161
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web: www.newquaypropertycentre.co.uk

Referrals: we can recommend local conveyancing solicitors (Coodes, Charles French & Co, Nalders) and local financial advisers (Newquay Mortgage & Pensions, Karrek Financial Planners) to sellers and buyers, who are free to make their own choices of who they use. If a recommendation is accepted we will receive £25 for financial services and £150 +VAT for conveyancing on completion for recommending them. Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.