

NEWQUAY PROPERTY CENTRE



A FANTASTIC MODERN FAMILY HOME TUCKED AWAY IN A QUIET CUL-DE-SAC POSITION. FOUR/FIVE BEDROOMS WITH ENSUITE TO MASTER, TWO/THREE RECEPTION ROOMS. BEAUTIFULLY PRESENTED THROUGHOUT WITH LANDSCAPED LOW MAINTENANCE FACING GARDEN AND GARAGE WITH PARKING! FLEXIBLE ACCOMODATION!



27 Cavendish Crescent, Newquay, TR7 3DS

£385,000
Freehold

our ref: CNN9833

01637 875161

IN BRIEF...

- Type: House
- Style: Detached
- Age: Modern
- Bedrooms: 5
- Reception rooms: 3
- Bathrooms: 3
- EPC: B
- Council tax band: D
- ALL MAINS SERVICES
- MODERN FOUR/FIVE BEDROOM HOME
- FULLY DETACHED PROPERTY
- BEAUTIFULLY PRESENTED
- THREE RECEPTION ROOMS
- GARAGE AND PARKING X2
- LOW MAINTENANCE REAR GARDEN
- BUILT IN 2017 WITH REMAINING NHBC
- FANTASTIC FAMILY LOCATION
- EASY WALK TO TRETHERRAS SCHOOL



OWNERSAYS...

“We have loved living here, the layout has been so flexible for us over the years!”



CONSIDER THIS...

WHAT WE LOVE: These properties really do make excellent family homes. Close to nearby popular schools and still close to the town and beaches!

MOREDETAIL...

SUMMARY: Beautifully presented throughout is this gorgeous four bedroom detached home with three reception rooms! Built to the Penmark design in 2017 and still carrying the remaining NHBC warranty this really had to be one of our favourite designs within the development with incredibly flexible accommodation throughout – perfect for family living!

The property itself is beautifully presented throughout with light and airy accommodation. Principally you enter the property into a spacious hallway which has doors leading to all the main reception rooms, downstairs W/C and stairs to the first floor.

The living room is positioned to the front of the property and is a great sized room with plenty of space for family sized furniture and a box bay window to the front. There is a further reception room next to this, currently used as a study/music room, however, could also make a useful downstairs bedroom. Within this room is also a handy storage cupboard.

To the rear is the kitchen/family/dining area which all lead on to the sunny rear garden. There is an archway between the kitchen and dining part still giving a degree of separation. The kitchen is modern and comprises of a range of wall and base units with roll edge laminate work surfaces over. It has a fully integrated kitchen which includes a fitted sink and drainer unit, electric cooker with gas hob and extractor hood over, slimline dishwasher, washing machine and fridge freezer. There is also a cupboard housing the gas combi boiler. The dining/family area has room for a dining table but also further kitchen units and space for a further fridge freezer and tumble dryer.

On the first floor is a spacious landing with loft access and doors leading to all the bedrooms, family bathroom and a cupboard with storage and the hot water tank.

The master bedroom is a brilliant size measuring over 17ft in width so plenty of room for a king size bed and furniture. It also benefits from having its own ensuite which has a double shower, low level W/C and pedestal wash hand basin. The second bedroom is another good-sized double with the third and fourth being great single bedrooms and could possibly hold a small double. The family bathroom has a clean white suite comprising a panelled bath with a fitted shower over and ceramic tiled splashback pedestal wash hand basin and low-level W/C.

The property is fully double glazed and gas centrally heated.

Externally to the front are shrub and ornamental stone areas. There is then a gated side access leading to the rear garden. The garden has been beautifully landscaped by the current owners with two decked areas to make the most of the morning and evening sun. The current owners have installed a hot tub which could be left subject to separate negotiation. There is a separate garage with parking to the front and an additional allocated parking space, in total having parking for 2 vehicles plus the option of the garage.

Overall, a fantastic family home with minimal maintenance and ready to move in to! We highly recommend viewing.



THELOCATION...

LOCATION: Cavendish Crescent is situated within Trevenson Meadows which is a modern development on the edge of Newquay with easy access to many beaches, amenities and the town.

This popular development comprises of a mixture of attractive family homes, and apartments with a green area and play park in the middle for all to enjoy.

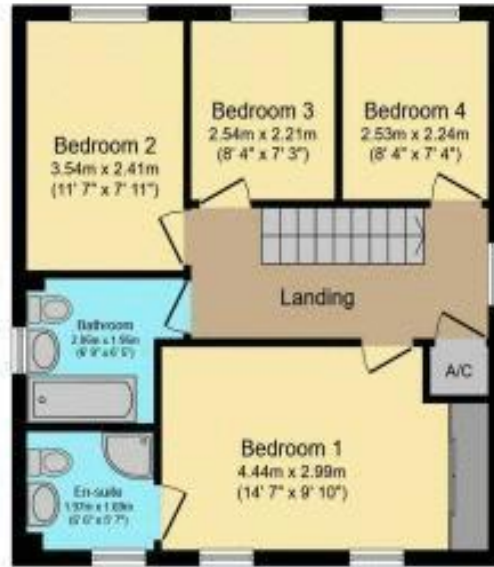
Tretherras Academy is approximately 10 minutes walk and the nearest Primary School, St Columb Minor Academy is a 5 minute drive away. Chester Road is within easy reach and the main town of Newquay is about 2 miles away.



THE FLOORPLAN...



Ground Floor



First Floor



Garage

Total floor area 120.3 sq.m. (1,295 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

THE DIMENSIONS...

Entrance Hall

16' 8" x 4' 7" (5.08m x 1.40m)

WC

5' 1" x 3' 5" (1.55m x 1.04m)

Living Room

16' 3" x 11' 1" (4.95m x 3.38m)

Reception Room / Bedroom 5

10' 9" x 8' 7" (3.27m x 2.61m)

Kitchen area

9' 11" x 7' 5" (3.02m x 2.26m)

Dining area

15' 8" x 8' 1" (4.77m x 2.46m)

First Floor Landing

15' 8" x 6' 3" (4.77m x 1.90m)

Bedroom 1

14' 7" x 9' 10" (4.44m x 2.99m)

En-suite

6' 6" x 5' 7" (1.98m x 1.70m)

Bedroom 2

11' 7" x 7' 11" (3.53m x 2.41m)

Bedroom 3

8' 4" x 7' 3" (2.54m x 2.21m)

Bedroom 4

8' 4" x 7' 4" (2.54m x 2.23m)

Bathroom

6' 9" x 6' 5" (2.06m x 1.95m)

Garage

16' 11" x 8' 1" (5.15m x 2.46m)

Allocated Parking x2

MORE INFO...

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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.