

NEWQUAY PROPERTY CENTRE



A STUNNING CONTEMPORARY SEMI DETACHED DORMER STYLE BUNGALOW, REBUILT IN 2020 WITH 10 YEAR STRUCTURAL WARRANTY, WOW FACTOR OPEN PLAN LIVING, 2 DOUBLE BEDROOMS, INCLUDING MASTER ENSUITE, PLENTY OF PARKING AND WONDERFUL SUNNY GARDENS.



12b Chylan Crescent, Newquay, TR7 3EG

£325,000
Freehold

our ref: CNN7297

01637 875161

IN BRIEF...

- Type: House
- Style: Semi Detached
- Age: Modern
- Bedrooms: 2
- Reception rooms: 1
- Bathrooms: 2
- EPC: C
- Council tax band: B
- ALL MAINS SERVICES
- WOW FACTOR OPEN-PLAN LIVING SPACE
- HIGH-END 2020 REBUILD
- TWO BEDROOMS INC MASTER ENSUITE
- ABUNDANT NATURAL LIGHT THROUGHOUT
- CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES
- SPACIOUS DRIVEWAY FOR TWO CARS
- ENCLOSED SUNNY GARDENS WITH PATIOS
- 10-YEAR STRUCTURAL WARRANTY INCLUDED
- CLOSE TO BEACHES, SCHOOLS, AMENITIES



OWNERSAYS...

“If it weren’t for my growing family this would be a home for life, I’ve loved living here and will be very sad to go.”



CONSIDER THIS...

WHAT WE LOVE: With the reassurance of a 10-year structural warranty, 12b Chylan Crescent is more than just a home – it's a testament to modern living at its finest. Seize the opportunity to embrace a lifestyle that blends comfort, style, and convenience seamlessly. Your dream home awaits – schedule a viewing today and experience the allure of 12b Chylan Crescent firsthand.

MOREDETAIL...

SUMMARY: Welcome to 12b Chylan Crescent, a captivating semi-detached dormer-style bungalow meticulously rebuilt in 2020 to meet the highest standards of luxury and comfort. Boasting an open-plan layout and an array of contemporary features, this home offers an oasis of tranquillity while being well-connected to all the amenities you desire.

Step into a world of elegance as you cross the threshold of this remarkable property. From the unassuming front exterior, you'll be pleasantly surprised by the generous space that unfolds within.

The entrance hallway guides you towards the first of two spacious double bedrooms, thoughtfully designed for both comfort and functionality. A pristine bathroom, adorned with modern tiles and featuring a shower over the bath, stands opposite, serving as both an en-suite for the bedroom and a convenient guest WC.

Prepare to be enchanted by the heart of the home – the expansive open-plan kitchen, dining, and lounge area that occupies the entire rear of the ground floor. Sunlight dances through the kitchen window, living room patio doors, and a stunning feature skylight, illuminating every corner of this inviting space. The continuity of modern oak flooring seamlessly connects the kitchen's grey matte cabinetry, complete with integrated oven, hob, extractor, dishwasher, and fridge/freezer. A spacious dining area beckons you to gather around, while the cosy yet spacious lounge area offers the perfect ambiance for relaxation.

Ascend the staircase to the first floor, where practicality meets luxury with fitted storage on a small landing. The master suite reigns supreme, encompassing the entire floor. A spacious double bedroom awaits, adorned with a full wall of fitted wardrobes that cater to your storage needs. The ensuite is a sanctuary of indulgence, boasting a quality fully tiled shower suite with WC and wash basin. Every detail of this home has been thoughtfully considered, ensuring your utmost comfort including gas-fired central heating and UPVC double glazing.

Externally, convenience meets aesthetics with a spacious tarmacked driveway accommodating up to three cars. A side gated access leads to the pièce de résistance – the gardens. Bathed in sunlight, these gardens offer an enchanting open aspect that guarantees endless moments of tranquillity.

An elevated patio with a sleek glass balustrade extends from the living space, flowing into an enclosed level lawn garden with additional patio space. Perfectly sized for both enjoyment and ease of maintenance, this outdoor haven sets the scene for sunset BBQs and serene relaxation after a fulfilling day.



THELOCATION...

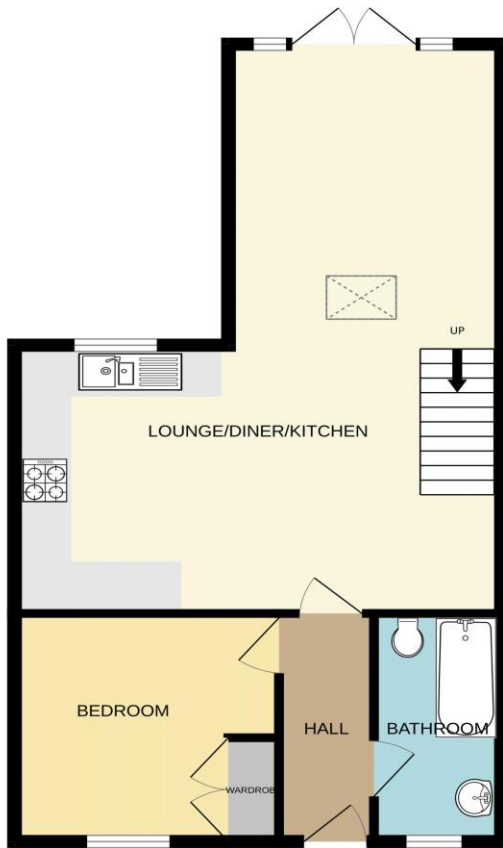
LOCATION: St Columb Minor is a village on the North Coast of Cornwall. At one time St Columb Minor used to be the main settlement in the area but it has now been encroached upon by its larger neighbour, Newquay.

It still boasts a thriving and welcoming community, centred around a beautiful 15th century church with beaches accessible on foot, popular local parks and sought after schools nearby. Always one of Newquay's most popular areas to call home.

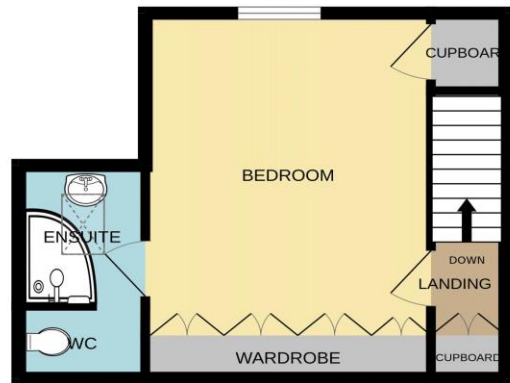


THE FLOORPLAN...

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

10' 3" x 3' 5" (3.12m x 1.04m)

Bedroom 2

10' 4" x 10' 0" (3.15m x 3.05m)

Bathroom

10' 1" x 4' 7" (3.07m x 1.40m)

Open Plan Living/Kitchen/Diner

25' 7" x 19' 4" x 10' 11" L-Shaped (Max Measurements)

First Floor

Bedroom 1

16' 2" x 10' 6" (4.92m x 3.20m)
into wardrobes

En-suite

9' 7" x 5' 0" (2.92m x 1.52m)

MORE INFO...

call: 01637 875 161
email: info@newquaypropertycentre.co.uk
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.