

# NEWQUAY PROPERTY CENTRE



A LARGE, EXTENDED SEMI-DETACHED HOME, PERFECT FOR FAMILIES IN BOTH SIZE AND LOCATION. VERSITILE DESIGN TO INCLUDE 4/5 BEDROOMS AND 2/3 RECEPTION ROOMS, TOPPED OF BY A SHOW PIECE 27FT KITCHEN/DINER OVERLOOKING SOUTH FACING SUN TRAP GARDENS. PLENTY OF PARKING AND NO ONWARD CHAIN.



59 Sweet Briar Crescent, Newquay, TR7 2JP

£379,950  
Freehold

our ref: CNN9936

01637 875161

# IN BRIEF...

- Type: House
- Style: Semi Detached
- Age: Modern
- Bedrooms: 5
- Reception rooms: 2
- Bathrooms: 1
- EPC: C
- Council tax band: C
- ALL MAINS SERVICES
- LARGE EXTENDED SEMI-DETACHED FAMILY HOME
- HIGHLY DESIRABLE FAMILY LOCATION
- 5 BEDROOMS WITH 27FT MASTER
- INCREDIBLE 27FT OPEN PLAN KITCHEN/DINER
- COMPLETE GAS CENTRAL HEATING SYSTEM NEW IN 2023
- FLEXIBLE DESIGN WITH MULTIPLE RECEPTION OPTIONS
- SUN TRAP SOUTH FACING GARDENS
- PLENTY OF PARKING
- NO ONWARD CHAIN



## OWNERSAYS...

“Sweet Briar has been a perfect location, the schools are within walking distance, and everything is so easy to get to. We absolutely love the sunny garden!”



## CONSIDER THIS...

WHAT WE LOVE: Properties within Sweet Briar Crescent are highly desirable, and we rarely see them offered with five bedrooms and this amount of living accommodation! Viewing is highly recommended.



## MOREDETAIL...

**SUMMARY:** Presented to the market with no onward chain, this generously proportioned 4/5-bedroom family home in Sweet Briar Crescent offers a prime location and thanks to a remarkable two-story extension a versatile and spacious home, with excellent potential to make your own mark.

Upon entry through a convenient porch, you're welcomed into a spacious hall, a staircase leading to the first floor (with a storage cupboard underneath), and access to all the main reception rooms. The ground floor boasts new (2023) flooring throughout, imparting a sleek and contemporary finish. The front living room, while generously sized, exudes a cosy ambiance with a central feature fireplace and ample space for family-sized furniture.

The kitchen/diner at the rear, stretching nearly 28 feet, stands out as a fabulous family space. Its allure is further enhanced by the stunning new (2023) kitchen, featuring sleek white gloss finish units, a sociable breakfast bar, and integrated appliances. Bathed in natural light from windows and patio doors leading to the south-facing gardens. The kitchen also offers access to a convenient downstairs W/C.

The ground floor additionally provides access to a fifth bedroom, which can easily serve as an extra reception room if five bedrooms are not required.

Ascending to the first floor, you'll find a landing area with a fitted storage cupboard, leading to four double bedrooms and the family bathroom. The largest bedroom, extending almost 28 feet, presents an opportunity for a spacious bedroom with a dressing area and full en-suite. While the refurbishment was underway, a change in circumstances means the completion is pending, although the necessary plumbing is in place for buyers to finish.

The family bathroom is generously sized, showcasing a modern four-piece suite including a panelled bath, separate corner shower unit, pedestal wash hand basin, and a low-level W/C.

The year 2023 witnessed various upgrades, including a replacement kitchen and a comprehensive installation of a new gas-fired central heating system. However, there remains ample potential for buyers to personalise with decorative upgrades, such as new floor coverings on the first floor and some superficial decorating.

Externally, the front features a driveway with parking for multiple vehicles, while side access leads to the sunny south-facing garden. The garden, primarily laid to patio, includes steps leading to a lawned area surrounded by mature trees and shrubs. Completing the outdoor space is a timber shed, making it an ideal suntrap garden for family gatherings and summer BBQs.



## THELOCATION...

**LOCATION:** Nestled in the sought-after locale of Treloggan, just on the fringes of Newquay town, Sweet Briar Crescent presents an idyllic setting for families. Renowned for its outstanding amenities conveniently located at your fingertips, this neighbourhood stands out as a top choice for those seeking a family-oriented environment.

Treloggan boasts two prominent supermarkets, a highly esteemed primary school, a charming English pub, and, within a short stroll, an array of family-friendly recreational facilities. From the thrilling Concrete Waves to the serene Trenance Boating Lake and Gardens, and the captivating Newquay Zoo, the options for leisure are abundant. The town centre, a mere mile, and a half away, offers a selection of pristine beaches for delightful family outings.

With Treloggan falling comfortably within the catchment area of both primary secondary schools in Newquay, it emerges as an ideal locale for families to establish roots and for landlords to make strategic investments.

**WHAT3WORDS:** plausible.campfires.flattery

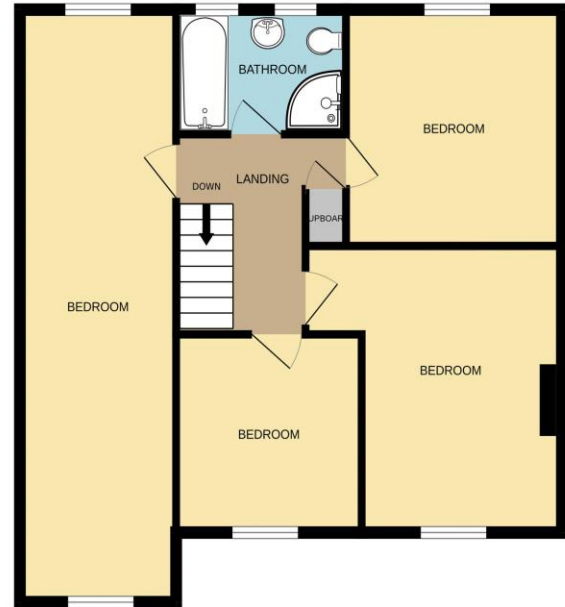


# THE FLOORPLAN...

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...

<b>Porch</b> 5' 10" x 3' 6" (1.78m x 1.07m)	<b>Kitchen/Diner</b> 27' 7" x 11' 1" maximum measurements, narrowing to 8'2"	<b>Bedroom 2</b> 13' 4" x 10' 5" (4.06m x 3.17m) plus recess
<b>Entrance Hall</b> 15' 10" x 5' 11" (4.82m x 1.80m) inc stairs	<b>WC</b> 7' 8" x 2' 8" (2.34m x 0.81m)	<b>Bedroom 3</b> 11' 0" x 10' 0" (3.35m x 3.05m)
<b>Bedroom 5</b> 16' 2" x 7' 9" (4.92m x 2.36m)	<b>First Floor Landing</b> 9' 3" x 5' 11" (2.82m x 1.80m)	<b>Bedroom 4</b> 9' 4" x 8' 0" (2.84m x 2.44m)
<b>Living Room</b> 13' 4" x 12' 6" (4.06m x 3.81m)	<b>Master Bedroom</b> 27' 9" x 8' 4" (8.45m x 2.54m)	<b>Family Bathroom</b> 8' 5" x 5' 5" (2.56m x 1.65m)

## MORE INFO...

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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.