

NEWQUAY PROPERTY CENTRE



A STUNNING, EXTENDED PERIOD SEMI DETACHED FAMILY HOME WITH WOW FACTOR OPEN PLAN KITCHEN/DINER, USEFUL LOFT ROOM, DETACHED GARDEN ROOM, GARAGE/WORKSHOP, PARKING



The Laurels, St Francis Road, St Columb
Road, St. Columb, TR9 6QG

£315,000
Freehold

our ref: CNN9594

01637 875161

IN BRIEF...

- Type: House
- Style: Semi Detached
- Age: Older
- Bedrooms: 3
- Reception rooms: 2
- Bathrooms: 2
- EPC: D
- Council tax band: B
- ALL MAINS SERVICES
- STUNNING PERIOD FAMILY HOME
- SYMPATHETICALLY REFURBISHED
- WOW FACTOR KITCHEN EXTENSION
- USEFUL LOFT ROOM
- GARAGE/WORKSHOP & PARKING
- UTILITY ROOM
- GARDEN ROOM WITH TOILET & SHOWER AREA
- 24FT LOUNGE/DINER WITH LOG BURNER
- LEVEL ENCLOSED FAMILY GARDENS



OWNERSAYS...

“We love the covered pergola area in the garden, its the perfect place to relax.”



CONSIDER THIS...

WHAT WE LOVE: This diverse property offers flexibility for all families.

MOREDETAIL...

SUMMARY: This beautiful, period, semi-detached property has not only been sympathetically refurbished to a modern standard, full of charm and character, but also extended creating deceptively spacious, bright open spaces, perfect for modern family needs.

The principal accommodation consists of an entrance into hallway with stairs to the first floor and beautiful period mosaic tiled floor. The main reception room is one large 24ft open plan lounge/diner with bay window, beautiful window seat and recessed log burner having natural oak flooring which is continued into the rear kitchen/diner. A fantastic wow factor extended family space, open plan with a contemporary range of soft grey painted wooden shaker style units including range style oven with overhead extractor and integrated dishwasher. A breakfast bar separates into a dining area where there are full height and width patio doors overlooking the gardens and space for furniture. Off from the kitchen/diner there is a large utility, formally the main kitchen prior to the extension and as such is a particularly good size utility space.

A spacious and bright first floor landing with window, also has a spiral staircase to the second floor loft room. There are three good bedrooms with the second bedroom having original floorboards. There is also a beautiful contemporary family bathroom suite with double shower, roll edge bath, bespoke vanity unit with wash basin and low level WC, fully tiled throughout. The second floor loft space has been converted to provide a useful loft room with apex ceilings, useful storage and rear Velux window.

Externally at the front, there is a gravelled driveway providing off street parking for two cars with a side garage/workshop having mains power connected.

To the rear, the gardens are level and a good size for the family benefitting from being enclosed for a great degree of privacy. A mixture of deck, patio and lawned gardens with lots of sun trap seating areas.

At the far end there is a fully detached garden room, perfect for a tranquil retreat or garden office opening to a gorgeous vine wrapped pergola and seating area, as an added benefit the garden room has access to a useful toilet and shower area.

Also from the garden and leading up to the garage/workshop there is a useful undercover storage area with built in potting bench, bin store and wetsuit/surfboard storage

A fantastic family home of great proportions and specification, not normally seen at this price point in the area, conveniently situated close to local amenities and schools.

VIEWING ESSENTIAL.



THELOCATION...

LOCATION: St. Columb Road is a popular mid county village within the wider catchment of Newquay, which is approximately 7 miles away. Neighbouring the village of St. Columb Road are the villages of Indian Queens and Fraddon, the three villages create one larger community with a broad range of daily amenities which includes well equipped local parks, popular primary schools and various daily amenities including the recently opened Marks & Spencer's superstore at Kingsley Village.

Within easy access from the villages there is excellent transport links by way of the A30 dual carriageway providing excellent commuting links in and out of the county. Newquay Airport is within a few miles and within a half an hour car journey there are several major towns including the cathedral city of Truro, St. Austell, Wadebridge, Padstow and of course Newquay.

Newquay's popularity has boomed in recent years, famed for its sandy coastline and surfing beaches, it is within easy access from these three villages which have also grown in popularity. With great amenities on your doorstep, major towns nearby, excellent transport links and a wonderful community spirit its easy to see why St. Columb Road has become a great place for families to call home.



THE FLOORPLAN...

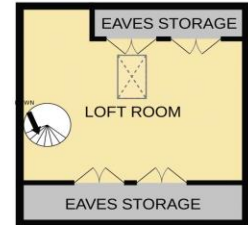
GROUND FLOOR



1ST FLOOR



2ND 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
12' 7" x 3' 10" (3.83m x 1.17m)

Open Plan Lounge/Diner
24' 3" x 13' 3" (7.39m x 4.04m)
Maximum into Bay

Kitchen/Diner/Living Room
18' 4" x 16' 11" (5.58m x 5.15m)
Narrowing to 10'11". L-shaped room

Utility
11' 9" x 6' 8" (3.58m x 2.03m)

First Floor Landing
13' 2" x 5' 11" (4.01m x 1.80m)

Bedroom One
11' 4" x 10' 4" (3.45m x 3.15m)

Bedroom Two
11' 0" x 9' 11" (3.35m x 3.02m)

Bedroom Three
8' 1" x 6' 5" (2.46m x 1.95m)

Family Bathroom/Shower Room
10' 11" x 6' 7" (3.32m x 2.01m)

Loft Room
16' 3" x 9' 7" (4.95m x 2.92m)
Plus Storage

Garage
16' 4" x 7' 11" (4.97m x 2.41m)

Garden Room
15' 4" x 11' 2" (4.67m x 3.40m)

Shower Room and Toilet
14' 0" x 5' 2" (4.26m x 1.57m)

MORE INFO...

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web: www.newquaypropertycentre.co.uk

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