

# NEWQUAY PROPERTY CENTRE



A BEAUTIFULLY PRESENTED EXECUTIVE STYLE DETACHED FAMILY HOME WITH THREE LARGE DOUBLE BEDROOMS, SUPERB 22FT LOUNGE/DINER WITH MULTI-FUEL BURNER, ON A GREAT CORNER PLOT WITH PARKING AND GARAGE.



6 Hawkens Way, St Columb Major  
TR9 6SS

£375,000  
Freehold

our ref: CNN7992

01637 875161



# INBRIEF...

- Type: House
- Style: Detached
- Age: Modern
- Bedrooms: 3
- Reception rooms: 1
- Bathrooms: 2
- EPC: E
- Council tax band: D
- Mains Water, Electricity & Drainage
- "Executive" style detached house
- Spacious, modern & updated
- 3 great size double bedrooms
- Superb 22ft lounge/diner
- Multi fuel burner & patio doors
- Utility Room & ground floor WC
- Stunning contemporary Bathroom
- Garage & Parking
- Sunny 2 sided gardens



## OWNERSAYS...

"The addition of the utility and ground floor WC are super useful."



## CONSIDER THIS...

The gardens extend to two sides and are really sunny and a super feature and so good for families.

## MOREDETAIL...

Situated at the end of a quiet side cul-de-sac, on a great size sunny plot, is this fantastic, modern and spacious detached family home, having quality three double bedroomed accommodation with great living space, perfect for modern family needs. In addition to this, the property has been beautifully upgraded over the years, to include fresh decor, modern floor covering and a "wow" factor family bathroom suite, situated in the highly popular, mid county town of St Columb Major, approximately seven miles from Newquay.

Hawkins Way is a development of executive style, detached houses, this property has a great size, brick paved driveway offering off street parking with low maintenance lawned front gardens. The property itself is adorned with a beautiful Virginia Creeper which, when in bloom, from Spring through Summer, has a wonderful rich, red and green leaf.

The properties accommodation consists of a sheltered front entrance into spacious hallway with stairs to the first floor and useful storage.

On the ground floor is a fantastic 22ft open plan lounge/diner, the perfect family living space with multi fuel burner, dual aspect windows and patio doors to the rear gardens.

The adjacent kitchen is a good size, usable room with a range of natural wood fitted units as well as spaces for white goods and could be updated in time to a buyers personal choice.

There is an integral door from the hall to the garage which has been slightly shortened but is still very usable, perfect for family size storage with mains power connected.

This leads through to a great size, family utility room with kitchen units and full plumbing connected. There is also a back door to the gardens and access to an additional ground floor WC suite.

Off from an equally spacious first floor landing, with loft access, there are three, well appointed, double bedrooms, some of which with fitted wardrobes. The bathroom recently has been fully upgraded and has a quality contemporary suite consisting of roll top bath, good size separate shower cubicle, wash basin, WC with beautiful floor to ceiling tiling and additional storage cupboards.

Throughout the property there is UPVC double glazing and night storage heating.

The gardens to the rear, are another feature to this property, very sunny and a great size extending to two sides with relaxation patio to the back of the property and a good size formal lawned garden to the side. All enclosed by high hedgerow and fence for a great degree of privacy which enjoys a south west orientation.

Within St Columb Major there is a good range of daily amenities including Cooperative Store, primary school and pubs. The main catchment town of Newquay is approximately 7 miles away and there is easy access, not only to Newquay Cornwall Airport, but also several other major towns within a short car journey.

**VIEWING ESSENTIAL.**



## THELOCATION...

Hawkins Way is situated in the popular mid county town of St Columb Major. St Columb Major has great daily amenities, excellent schools and a vibrant local community. It is well placed for easy access to larger towns including Newquay, the cathedral city of Truro and is a popular location for families.

### SHOPPING

- Co-op
- Newquay
- Truro

### RELAXING

- Local park
- Various village pubs
- Mawgan Porth (Nearest Beach)

### TRAVEL

- Bus Service
- Newquay Train Station
- Cornwall Newquay Airport

### SCHOOLS

- St Columb Major Primary School
- Mawgan In Pydar Primary School
- Newquay Treviglas Secondary



# THE FLOORPLAN...



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...

**All measurements are approximate**

### Hall

13' 8" x 8' 9" (4.16m x 2.66m)  
Including Stairs & Cupboard

### Lounge/Diner

22' 10" x 17' 0" (6.95m x 5.18m)  
Narrowing to 12'8"

### Kitchen

13' 0" x 8' 7" (3.96m x 2.61m)

### Utility Room

8' 4" x 8' 1" (2.54m x 2.46m)

### Ground Floor WC

7' 5" x 3' 0" (2.26m x 0.91m)

### Integral Garage

9' 10" x 8' 5" (2.99m x 2.56m)

### First Floor Landing

12' 5" x 6' 0" (3.78m x 1.83m)

### Bedroom One

12' 0" x 11' 0" (3.65m x 3.35m)  
Plus Fitted Wardrobes

### Bedroom Two

13' 3" x 10' 5" (4.04m x 3.17m)

### Bedroom Three

12' 4" x 8' 10" (3.76m x 2.69m)

### Bath/Shower Suite

8' 11" x 7' 2" (2.72m x 2.18m)

## 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.