



9 Penhale Gardens, Fraddon, St. Columb, Cornwall, TR9 6NZ

A BEAUTIFULLY REFURBISHED AND EXTENDED FAMILY HOME WITH THREE DOUBLE BEDROOMS AND WOW FACTOR OPEN PLAN LIVING SPACE INCLUDING BI-FOLD DOORS TO SUNNY GARDENS. ALSO WITH STORAGE GARAGE AND DRIVEWAY PARKING. DESIRABLE CUL-DE-SAC IN A POPULAR MID COUNTY VILLAGE CLOSE TO EXCELLENT AMENITIES.

£295,000
Freehold

our ref: CNN10115

KEY FEATURES



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- EXTENDED AND REFURBISHED
- ALL DOUBLE BEDROOMS



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- CONTEMPORARY OPEN PLAN LIVING



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- STUNNING KITCHEN & BATHROOM

- STORAGE GARAGE & DRIVEWAY PARKING

- BI-FOLD DOORS TO GARDENS

- ENCLOSED "SUN TRAP" GARDENS

- UPVC DOUBLE GLAZING & OIL CENTRAL HEATING

- DESIRABLE CUL-DE-SAC POSITION

- EXCELLENT NEARBY AMENITIES

Energy rating (EPC) **D**

Council tax band: **B**

SUMMARY

Welcome to Penhale Gardens, nestled within the charming village of Fraddon. Teaming up with its neighbouring villages of Indian Queens and St Columb Road, this location offers a plethora of daily conveniences such as Primary Schools, Doctors, a Co-operative store, and the recently opened Kingsley Village boasting Marks and Spencer, Next, Boots, Mountain Warehouse, and Starbucks. Perfect for commuters, with swift access to larger towns like Truro, Newquay, Wadebridge, and St Austell via the nearby A30, and just a stone's throw from the airport.

This property has undergone extensive refurbishment, setting a new benchmark for excellence in the area. Not only has it been refurbished, but it's also been expanded, now offering spacious three double-bedroom family accommodation, making it an ideal family abode, and more generously proportioned than similar properties in the vicinity.

Upon entering, you're greeted by a welcoming entrance porch leading to the main living area, which seamlessly flows into a spacious kitchen/diner spanning the width of the rear of the property. The kitchen, boasting a



stylish new design installed in 2022, features stunning anthracite grey shaker units, integrated eye-level oven, induction hob, fridge/freezer, dishwasher, and a sociable breakfast bar. The dining section provides ample space for a family-sized suite and features large bi-fold doors opening onto the rear gardens, bathing the space in natural light, and creating a contemporary open-plan layout.

Ascending the stairs to the first floor, you'll find access to all bedrooms and the main family bathroom. The largest bedroom impresses with its generous size, offering ample space for a king-size bedroom suite and a dedicated dressing area. Bedrooms two and three, both doubles, one with fitted wardrobes, provide comfortable accommodation for family members or guests. The family bathroom, fully refitted in 2021, boasts a quality white suite with designer honeycomb tiling and sleek black hardware, including a shower over the bath.

Throughout the property, you'll find UPVC double glazing, modern well-maintained decor, and oil-fired central heating. Outside, there's off-street parking, small gravelled front gardens, and access to the garage, ideal for family storage despite its slightly reduced length due to the extension. The rear gardens are a true highlight, featuring a low-maintenance

design with a porcelain-tiled patio, astro turf lawn, high perimeter fencing for privacy, and beautifully planted flower beds.

Conveniently located in a small side cul-de-sac within Penhale Gardens, away from through traffic, this property offers tranquillity and safety. Plus, there's a nearby children's play park within the estate, perfect for young families.

In summary, this property boasts numerous features and benefits that truly set it apart as one of the best within its price range and style in the area. With its impeccable specification, condition, and the added bonus of the extension, viewing is essential to truly appreciate all it has to offer.

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ADDITIONAL INFO

Utilities: Mains Electric, Water and Drainage.

Broadband: Available. For Type and Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: Driveway

Heating and hot water: Oil Central Heating for Both

Accessibility: Level with step to entrance.

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Porch

4' 1" x 3' 8" (1.24m x 1.12m)

Open Plan

Lounge/Kitchen/Diner

23' 4" x 20' 0" (7.11m x 6.09m) L-Shaped (Max Measurements)

Lounge Area

14' 7" x 11' 8" (4.44m x 3.55m)

Kitchen/Diner Area

20' 0" x 8' 4" (6.09m x 2.54m) Widening to 10' 1"

Storage Garage

7' 10" x 6' 3" (2.39m x 1.90m)

First Floor Landing

Bedroom 1

18' 11" x 8' 3" (5.76m x 2.51m)

Bedroom 2

11' 8" x 7' 3" (3.55m x 2.21m)

Bedroom 3

9' 4" x 8' 4" (2.84m x 2.54m)
Plus Wardrobes

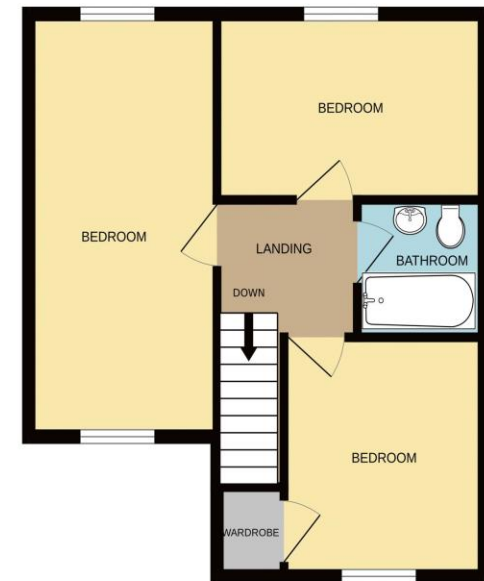
Family Bathroom

6' 1" x 5' 6" (1.85m x 1.68m)

GROUND FLOOR



1ST FLOOR



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✉️ info@newquaypropertycentre.co.uk

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