

NEW QUAY PROPERTY CENTRE



A FANTASTIC AND SPACIOUS THREE BEDROOM, LINK DETACHED, FAMILY HOME WITHIN A CUL DE SAC POSITION! REFITTED KITCHEN AND DOWNSTAIRS SHOWER ROOM. BEAUTIFUL LOW MAINTENANCE SUNNY GARDEN!



116 Kingsley Court, Fraddon, St. Columb,
TR9 6TE

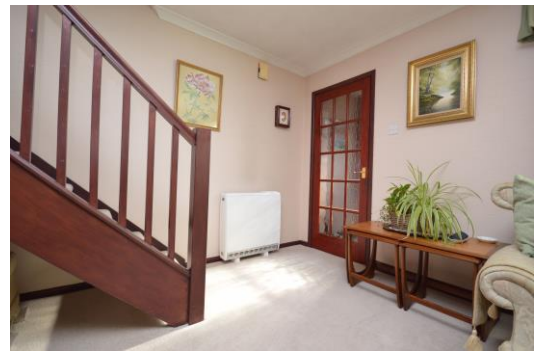
£274,000
Freehold

our ref: CNN9379

01637 875161

IN BRIEF...

- Type: House
- Style: Link Detached
- Age: Older
- Bedrooms: 3
- Reception rooms: 2
- Bathrooms: 2
- EPC: E
- Council tax band: B
- Mains Services: Electric, Water, Drainage
- THREE BEDROOM FAMILY HOME
- LINK DETACHED PROPERTY
- IMMACULATE CONDITION THROUGHOUT
- REFITTED KITCHEN & DOWNSTAIRS SHOWER ROOM
- UTILITY/BREAKFAST ROOM
- BEAUTIFUL LOW MAINTENANCE GARDEN
- GARAGE AND PARKING
- PERFECT FAMILY LOCATION
- CLOSE TO KINGSLEY VILLAGE DEVELOPMENT



OWNERSAYS...

“We have had many happy years here and will be sad to leave! We love the location and always find it so useful to cut through the cul de sac to Marks and Spencers! ”



CONSIDER THIS...

WHAT WE LOVE: What a fantastic home this is! Perfect for growing families, first time buyers or those looking to downsize. The property is in immaculate condition throughout and a blank canvas for someone wanting to make their own mark!

MOREDETAIL...

In immaculate condition throughout this beautiful three bedroom home has been incredibly well looked after throughout the years. Extended and upgraded by the current sellers the property is perfect for families, first time buyers or even buy to let investors.

Principally you enter the property in to an inner entrance porch, ideal for storage of shoes and coats, which then leads through to the main open plan living dining area. Within this area there are stairs leading to the first floor, an opening to the kitchen and French doors leading on to the sunny garden. Within the room there is plenty of space for family sized living and dining furniture.

This leads through to the kitchen which has been recently refitted and now comprises of a range of modern cream wall and base units with granite work tops over. There is a fitted sink unit into the granite worktop along with an eye level double oven and electric hob with extractor hood. There is also plumbing for a dishwasher. This then opens on to a useful utility/breakfast room which has a doors leading out to the rear garden along with access to the downstairs shower room. Within this room there is a fitted breakfast bar with unit under and space for a fridge freezer.

The downstairs shower room is an incredibly useful addition and leads through to the garage. This could provide opportunity within the future (subject to planning) to convert the existing garage into a further bedroom/reception room if required. Or equally the breakfast room could be enclosed to become a downstairs bedroom with ensuite. The shower room has just been updated with skylight and now comprises of a modern suite including a double shower unit with electric shower over, low level W/C and vanity sink unit with storage cupboards under and light up mirror over!

On the first floor there are doors leading to the bedrooms, bathroom, airing cupboard (which houses the hot water tank), along with access to an insulated loft space. All three of the bedrooms have the benefit of fitted wardrobes with two of which being comfortable double rooms, the third bedroom would make a good single bedroom or study/dressing room.

The shower room has a low-level W/C, pedestal wash hand basin and enclosed single shower unit with electric shower over.

The property is fully double glazed and has a combination of recently upgraded storage heaters and electric panel heaters.

Externally there are beautiful sunny gardens which have been immaculately kept over the years. The garden is mostly laid to patio with an artificial lawn area and shrub/flower borders to include a fish pond to the side! At the rear of the garden is another patio area with a summer house. To the front of the property is comfortable parking for two vehicles with access via the up and over the door to the garage. The garage is a great size measuring 16ft x 8ft and has plumbing for a washing machine, electric and lighting.

Agent's notes: Preliminary property details, awaiting Vendor verification.



THELOCATION...

Kingsley Court is a modern and popular development of two- and three-bedroom houses, in the much sought after mid county village of Fraddon. The properties are in great demand to first time buyers, families and buy to let investors, with a great range of nearby amenities amongst the three villages of Fraddon, St Columb Road and Indian Queens, which includes a sought after primary school and the recently opened Marks and Spencer at Kingsley Village. With its mid county position, good neighbouring transport links and easy access to larger towns, this a great location at an affordable price.

Kingsley Court is position within a cul de sac position which also has a useful cut through to the Kingsley Village development!

SHOPPING

- Marks & Spencer - 0.5 miles
- Co-op St Columb Road - 1.3 miles
- Newquay - 8.3 miles

RELAXING

- Brewers Fayre - 0.5 miles
- Headland Hotel & Spa - 8.5 miles
- McDonalds/Starbucks - 0.5 miles

TRAVEL

- Bus Stop - 0.2 miles
- A30 - 0.5 miles

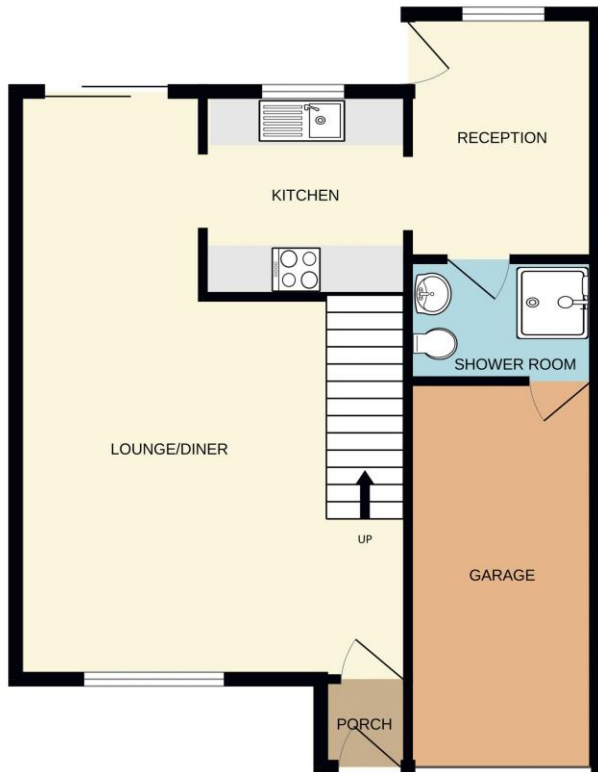
SCHOOLS

- Indian Queens Primary - 1.5 miles
- Newquay Treviglas Secondary - 7.1 miles
- Newquay Tretherras Secondary - 7.4 miles

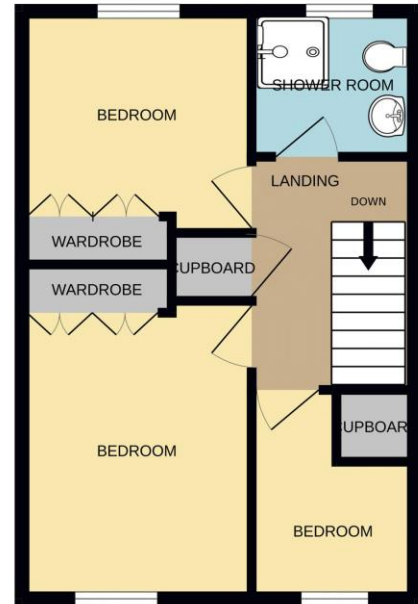


THE FLOORPLAN...

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...

Entrance Porch
4' 1" x 3' 1" (1.24m x 0.94m)

All measurements are approximate

Living/Dining Room
23' 6" x 15' 7" (7.16m x 4.75m)

Downstairs Shower Room
7' 2" x 4' 11" (2.18m x 1.50m)

Landing
8' 9" x 6' 2" (2.66m x 1.88m)

Bedroom One
11' 4" x 9' 3" (3.45m x 2.82m)

Bedroom Two
9' 3" x 9' 3" (2.82m x 2.82m)

Bedroom Three
8' 4" x 6' 1" (2.54m x 1.85m)

Shower Room
6' 1" x 5' 11" (1.85m x 1.80m)

Garage
16' 2" x 8' 4" (4.92m x 2.54m)

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.