



Crossfields, Suncrest Estate, Indian Queens, St. Columb, Cornwall, TR9 6PP

A FULLY DETACHED DORMER STYLE BUNGALOW ON A LARGE CORNER PLOT WITH SURROUNDING GARDENS. FOUR DOUBLE BEDROOMS, TWO RECEPTION ROOMS, GARAGE, PARKING, PLENTY OF POTENTIAL, TUCKED AWAY ON QUIET SIDE STREET NEAR TO VILLAGE AMENITIES – NO CHAIN.

£350,000
Freehold

our ref: CNN10203

KEY FEATURES



4

- FOUR BEDROOM DETACHED DORMER BUNGALOW
- FANTASTIC CORNER PLOT WITH LARGE GARDENS



2

- GARAGE & GATED DRIVEWAY
- TWO RECEPTION ROOMS
- TWO SHOWER SUITES



2

- WELL LOOKED AFTER, BUT READY FOR UPDATING
- FURTHER POTENTIAL TO EXTEND/BUILD
- QUIET SIDE STREET POSITION
- POPULAR MID COUNTY VILLAGE
- CLOSE TO SCHOOLS, PARKS, AND AMENITIES

Energy rating (EPC) **F**

Council tax band: **C**

SUMMARY

Welcome to Crossfield's Suncrest Estate in Indian Queens! Nestled in the heart of mid Cornwall, this charming corner plot detached dormer style bungalow is a dream home for families seeking space, convenience, and potential.

Boasting four bedrooms and offered for sale with no onward chain, this residence is ready for the next chapter of its story. Indian Queens, along with the neighbouring villages of Fraddon and St Columb Road, forms a vibrant community with easy access to major towns and the stunning coastal town of Newquay.

Step inside and discover a light and airy hallway leading to a spacious living room adorned with large dual aspect windows, perfect for gatherings and relaxation. The kitchen



is a chef's delight, featuring a fully fitted range of oak style units, complemented by an eye-level double oven, hob, and extractor. Adjacent is a versatile secondary reception room, ideal for dining or as a utility space.

With two bedrooms on each floor and two shower suites, convenience meets comfort effortlessly in this home. The well-maintained gardens, extending to all four sides of the property, offer ample outdoor space for leisure and entertainment. A summerhouse, two greenhouses, and a large shed enhance the appeal of the expansive garden areas.

A gated driveway and spacious garage provide parking solutions, with the potential to expand further if desired. And with a plot this size, the possibilities for extension and additional construction are exciting prospects for the discerning buyer, subject to planning consents.

Don't miss this opportunity to put your stamp on Crossfield's and create lasting memories in a property brimming with potential. Schedule your viewing today and envision the endless possibilities awaiting you in this delightful Indian Queens abode.

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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: Garage & Gated Driveway Heating and hot water: Oil Central Heating for both Accessibility: Level Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Hall & Stairs

18' 5" x 8' 5" (5.61m x 2.56m) Max Measurements

Living Room

15' 6" x 11' 9" (4.72m x 3.58m)

Bedroom 1

11' 9" x 10' 9" (3.58m x 3.27m)

Bedroom 2

11' 9" x 10' 9" (3.58m x 3.27m) into Fitted Wardrobes

Shower Room

8' 4" x 5' 9" (2.54m x 1.75m)

Kitchen

12' 5" x 11' 9" (3.78m x 3.58m) Max Measurements

Sun Room/Utility

13' 5" x 9' 4" (4.09m x 2.84m)

First Floor

Bedroom 3

14' 1" x 11' 6" (4.29m x 3.50m)

Bedroom 4

15' 7" x 11' 6" (4.75m x 3.50m)

Shower Room

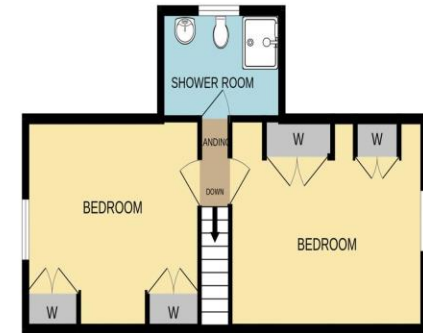
9' 9" x 6' 2" (2.97m x 1.88m)

Garage

23' 6" x 9' 2" (7.16m x 2.79m)

GROUND FLOOR

This floorplan may load looking stretched or squashed, and you may need to reshape it or resize it here now. Please then delete this orange box.



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