



## 2 Lyons Court, Newquay, Cornwall, TR7 3FF

A SUPERB SEMI-DETACHED FAMILY HOME IN A SOUGHT-AFTER SUBURBAN AREA, CLOSE TO TRETHERRAS SCHOOL, WITH FOUR BEDROOMS INCLUDING MASTER ENSUITE, SUNTRAP SOUTH FACING GARDENS AND PARKING FOR TWO.

£330,000  
Freehold

our ref: CNN9818

## KEY FEATURES



4

- MODERN FOUR BEDROOM FAMILY HOME



1

- RARE AND DESIRABLE SEMI-DETACHED "KEMPSFORD" DESIGN



2

- MASTER ENSUITE BEDROOM

- MODERN EQUIPPED KITCHEN WITH INTEGRATED DISHWASHER

- SOUTH FACING OPEN LOUNGE/DINER

- USEFUL GROUND FLOOR WC

- SUNTRAP ENCLOSED SOUTH FACING GARDENS

- EXTENDED DRIVEWAY, PARKING FOR TWO

- FAMILY FRIENDLY LOCATION AND DEVELOPMENT

- CLOSE TO TRETHERRAS SCHOOL & PORTH BEACH

Energy rating (EPC) **C**

Council tax band: **D**

## SUMMARY

Welcome to 2 Lyons Court, located in the modern and family-friendly development of Trevenson Meadows on the outskirts of Newquay. This desirable location is within walking distance of Porth Beach and approximately a mile from the bustling town centre. It is also close to schools for all ages, including Newquay's most popular secondary school, Tretherras.

Built in 2013, 2 Lyons Court is a superb, modern semi-detached family home featuring the sought-after "Kempsford" design, one of only a handful on the development. This spacious four-bedroom home is designed with modern family comfort in mind.



The ground floor offers a spacious hall with stairs, storage, and a useful WC. The front aspect kitchen is fully equipped with cream units and walnut-effect work surfaces. At the rear, the south-facing lounge/diner provides ample space for living and dining furniture, with patio doors opening onto the suntrap gardens.

Upstairs, the first-floor landing leads to four bedrooms, including a master bedroom with a fully tiled and fitted shower ensuite. This modern theme continues in the main family bathroom. The home is immaculately maintained and presented in a contemporary style, complemented by UPVC double glazing and gas-fired central heating.

Outside, the front driveway has been extended to accommodate two cars. The rear gardens are a particular feature, thanks to their sunny



south-facing aspect, with a patio and level lawn enclosed by a high fence for privacy and safety.

Experience modern living at its best in this beautiful family home in Trevenson Meadows.

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## ADDITIONAL INFO

Utilities: All Mains Services

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 Parking for 2

Heating and hot water: Gas Central Heating for both

Estate Management Charge: Circa £150 per year

Accessibility: Level with stepped entrance

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Hallway

16' 8" x 6' 4" (5.08m x 1.93m)

## Ground Floor WC

6' 0" x 3' 8" (1.83m x 1.12m)

## Kitchen/Breakfast Room

12' 5" x 10' 7" (3.78m x 3.22m)

## Lounge/Diner

17' 7" x 14' 0" (5.36m x 4.26m)

## Bedroom 1

12' 6" x 10' 5" (3.81m x 3.17m)

## En-suite

4' 6" x 4' 2" (1.37m x 1.27m)

## Bedroom 2

10' 9" x 10' 5" (3.27m x 3.17m)

## Bedroom 3

10' 6" x 7' 0" (3.20m x 2.13m)

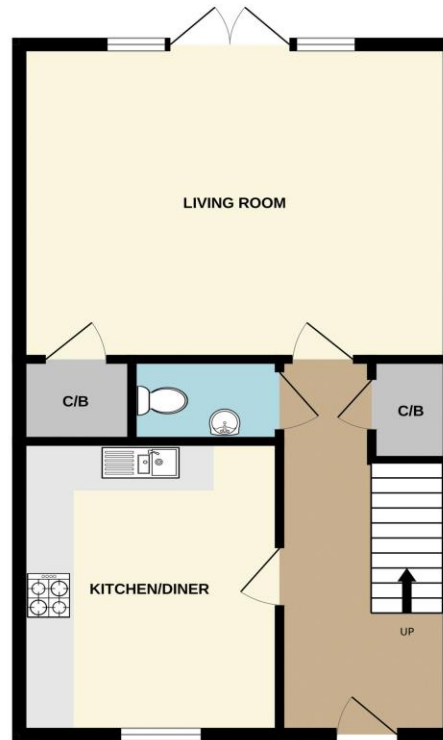
## Bedroom 4

7' 3" x 7' 0" (2.21m x 2.13m)

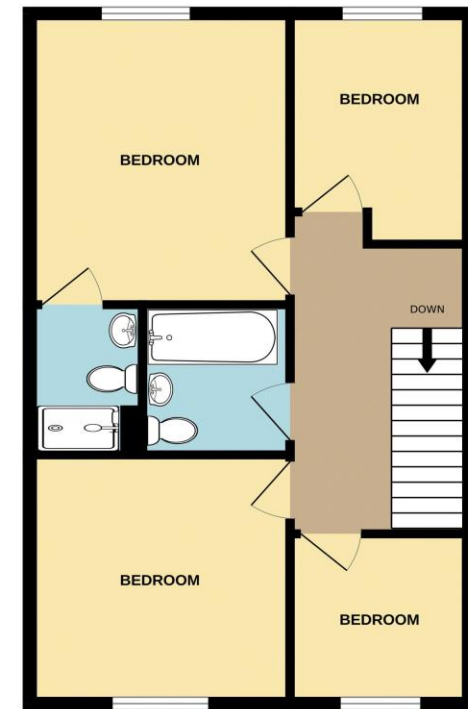
## Bathroom

6' 6" x 5' 7" (1.98m x 1.70m)

GROUND FLOOR



1ST FLOOR



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