



24a Cheviot Road, Newquay, Cornwall, TR7 2EQ

A STUNNING MODERN DETACHED HOME, CUSTOM DESIGNED AND BUILT IN 2021 WITH SPACIOUS TWO BEDROOM ACCOMMODATION TO INCLUDE MASTER EN-SUITE, FULLY EQUIPPED KITCHEN/DINER, BRIGHT LOUNGE ONTO SOUTH FACING GARDENS, OFF STREET PARKING AND LARGE REMOTE-CONTROLLED GARAGE.

£300,000
Freehold

our ref: CNN10235

KEY FEATURES



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Energy rating (EPC) TBC

Council tax band: C

- IMPRESSIVE FULLY DETACHED HOME
- CUSTOM DESIGN AND NEWLY BUILT IN 2021
- TWO DOUBLE BEDROOMS WITH MASTER EN-SUITE
- STUNNING KITCHEN/DINER WITH UTILITY
- LOVELY LIGHT LIVING ROOM WITH PATIO DOORS
- USEFUL GROUND FLOOR WC & 2ND SHOWER SUITE
- TARMAC DRIVEWAY & LARGE GARAGE
- SUNTRAP SOUTH FACING GARDENS
- QUIET LOCATION JUST OUTSIDE TOWN CENTRE
- CLOSE TO SCHOOLS, PARKS AND BEACHES

SUMMARY

Discover the perfect blend of contemporary design and family-friendly living at 24a Cheviot Road. Nestled in a convenient suburban locale, this remarkable home offers the best of both worlds: a peaceful neighbourhood atmosphere with the convenience of being a short walk from the bustling town centre. With easy access to local amenities, parks, beaches, and the highly regarded Trenance Infant School, this property is ideal for small families, couples, and anyone seeking modern living in a prime location.

Built in 2021 by a renowned local builder, 24a Cheviot Road boasts a unique design that maximizes space and comfort within its three-bedroom footprint, reimagined as a spacious two-bedroom layout to enhance flow and functionality. From the moment you arrive, the home's impressive exterior makes a lasting impression with its crisp white lower half and on-trend Cedral cladding on the upper



half. The spacious tarmac driveway provides off-street parking and access to a large garage featuring an electric remote-controlled roller door.

From the drive a few steps lead down to a smart composite front entrance door, opening into a small hallway with stairs. On one side, the fully fitted kitchen/diner showcases sleek, modern units, including a double oven, induction hob, extractor, fridge/freezer, and quartz-effect sparkle work surfaces. The kitchen/diner also offers space for a dining table and access to both a small but practical utility room and a separate ground-floor WC suite. The opposing living room is spacious and bright, thanks to south-facing patio doors that provide garden access.

Upstairs, a spacious first-floor landing leads to two well-proportioned double bedrooms. The master bedroom features a fitted wardrobe and a fully tiled en-suite. This modern style is mirrored in the main shower room, which serves practically as a second en-suite to the second bedroom. Immaculately presented and only three years old, the home includes UPVC double glazing and gas-fired central heating throughout, enhanced by owned thermal solar panels.

The rear gardens are designed for low-maintenance relaxation with an astro lawn, patio, and bench seating. Enclosed, private, and very sunny due to their south-facing aspect, the gardens also offer gated access.

This home packs a mighty punch within its price range, offering a rare opportunity to own a high-quality property so close to the town centre. We love it, and we're confident you will too.

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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: Large garage & Driveway

Heating and hot water: GCH for both with thermal solar panels

Accessibility: Level drive with steps down to entrance and level garden

Mining: Standard searches include a Mining Search.

FLOORPLAN & DIMENSIONS

Entrance Hallway

Kitchen/Diner

15' 6" x 8' 11" (4.72m x 2.72m)

Lounge

17' 11" x 9' 10" (5.46m x 2.99m)

Ground Floor W.C

6' 1" x 2' 10" (1.85m x 0.86m)

Utility room

9' 10" x 2' 10" (2.99m x 0.86m)

First Floor Landing

9' 4" x 6' 8" (2.84m x 2.03m)

Bedroom One

12' 4" x 9' 10" (3.76m x 2.99m)

En Suite

6' 7" x 5' 10" (2.01m x 1.78m)

Bedroom Two

11' 6" x 9' 0" (3.50m x 2.74m)

Shower Room

5' 11" x 5' 8" (1.80m x 1.73m)

Garage

17' 11" x 11' 2" (5.46m x 3.40m)



LIKE TO KNOW MORE?

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