

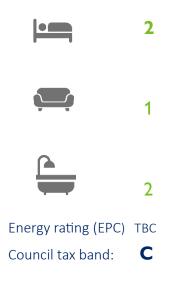
24a Cheviot Road, Newquay, Cornwall, TR7 2EQ

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



SUMMARY

Discover the perfect blend of contemporary design and familyfriendly 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.

IMPRESSIVE FULLY DETACHED HOME CUSTOM DESIGN AND NEWLY BUILT IN

TWO DOUBLE BEDROOMS WITH MASTER

STUNNING KITCHEN/DINER WITH UTILITY

USEFUL GROUND FLOOR WC & 2ND

TARMAC DRIVEWAY & LARGE GARAGE SUNTRAP SOUTH FACING GARDENS

QUIET LOCATION JUST OUTSIDE TOWN

CLOSE TO SCHOOLS. PARKS AND

2021

EN-SUITE

DOORS

CENTRE

BEACHES

SHOWER SUITE

Built in 2021 by a renowned local builder, 24a Cheviot Road boasts a unique design that maximizes space and comfort within its threebedroom 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.

FIND ME USING WHAT3WORDS: stopped.exist.promising





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)

LIKE TO KNOW MORE?

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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)



Whils revery attempt has been made to essue the accuracy of the floorplan cortained here, measurements of doors, windows, norms and any other terms are appropriate and no regionability 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 applicates shown have no them tested and no guarantee as to their operability or efficiency can be given. Made with Mergine (#2021)

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