



57 Vyvyan Drive, Quintrell Downs, Newquay, Cornwall, TR8 4NF

A LOVELY MODERN THREE DOUBLE BEDROOM FAMILY HOME IN A POPULAR CUL DE SAC LOCATION WITHIN QUINTRELL DOWNS. SUPERB EXTENDED FAMILY KITCHEN/DINER, SUNTRAP SOUTH FACING GARDENS, PLENTY OF PARKING, CLOSE TO DAILY AMENITIES, AND ONLY A COUPLE OF MILES FROM NEWQUAY TOWN CENTRE.

£275,000
Freehold

our ref: CNN10351

KEY FEATURES



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- MODERN THREE DOUBLE BEDROOM FAMILY HOME
- EXTENDED KITCHEN/DINER
- SUNTRAP SOUTH FACING GARDENS
- OFF STREET DRIVEWAY PARKING FOR THREE
- SPACIOUS SUNNY REAR LOUNGE WITH PATIO DOORS
- GORGEOUS, REFITTED BATHROOM
- POPULAR FAMILY LOCATION CLOSE TO VILLAGE PARK
- GREAT LOCAL DAILY AMENITIES NEARBY
- UPGRADED OIL CENTRAL HEATING IN 2022/2024
- QUIETER OUTSKIRTS AREA OF NEWQUAY



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Energy rating (EPC) **C**

Council tax band: **B**

SUMMARY

Nestled in the heart of the increasingly popular Quintrell Downs, 57 Vyvyan Drive is a superb example of modern family living. This vibrant village, now more like a suburb due to the expansion of Newquay, retains a strong community spirit with its selection of daily amenities, including a stunning park, a local store/post office, and three renowned pub/restaurants. The bustling town of Newquay is just a short drive or a pleasant walk away, making Quintrell Downs an ideal location for families drawn to the area's charm and convenience.

This home boasts three double bedrooms, a rare feature in modern homes at this price point, providing ample space for family living. The extended kitchen/diner, featuring hand-painted grey units and space for a large dining suite, is perfect for family gatherings. The south-facing garden is a true suntrap, ideal for relaxation and play, complete with a composite deck, level lawn,



and a fitted shed. Parking is a breeze with a tarmac driveway offering off-street parking for three vehicles.

Inside, modern comforts abound with UPVC double glazing and oil-fired central heating. The boiler was replaced in 2022, and a new oil tank was installed in 2024, ensuring efficient and reliable heating. The useful porch provides storage for coats and shoes, leading into the spacious kitchen/diner. A small inner hallway with stairs leads to the rear-facing living room, a lovely relaxation space extending across the entire width of the home, flooded with light thanks to its south-facing aspect and patio doors providing rear access.

On the first floor, there are three good-sized double bedrooms, two of which include fitted wardrobes. The main family bathroom has been fully updated with a modern white bath suite, including gorgeous wall and floor tiling, an L-shaped bath with a shower over, a wash basin in a vanity unit, a low-level WC, and a chrome heated towel rail.

Outside, the rear gardens offer a perfect family space that is sunny, enclosed, and level, ideal for safe play and evening relaxation.

This charming home in Quintrell Downs provides a wonderful blend of modern living and community charm, making it an ideal choice for families seeking both comfort and convenience.

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ADDITIONAL INFO

Utilities: Mains Electrics, Water & Drainage. No Gas

Broadband: Yes. For Type and Speed please refer to Openreach website

Mobile phone: Poor. For best network coverage please refer to Ofcom checker

Parking: Driveway Parking x 3

Heating and hot water: Oil Central Heating for both

Accessibility: Level

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Porch

4' 1" x 4' 0" (1.24m x 1.22m)

Kitchen/Diner

18' 0" x 11' 10" (5.48m x 3.60m) widening to 16'2

Inner Hall & Stairs

Lounge

18' 0" x 10' 9" (5.48m x 3.27m) widening to 13'7

First Floor Landing

Bedroom 1

14' 0" x 9' 10" (4.26m x 2.99m) max measurements plus wardrobes

Bedroom 2

11' 0" x 9' 0" (3.35m x 2.74m) max measurements incl wardrobe

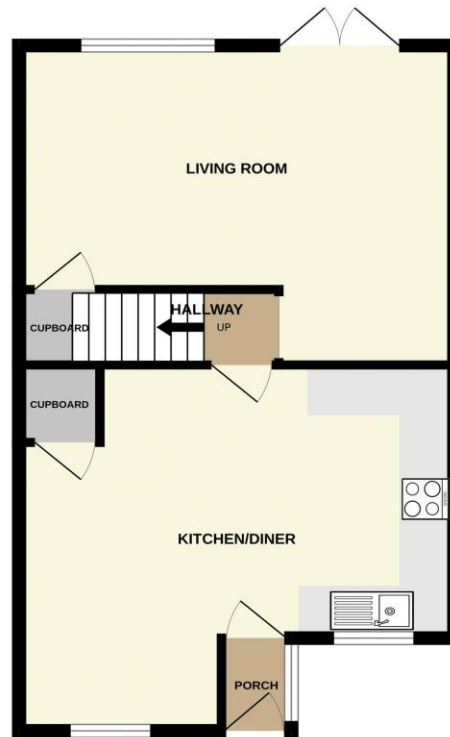
Bedroom 3

11' 0" x 7' 10" (3.35m x 2.39m) min measurements

Bathroom

11' 6" x 6' 6" (3.50m x 1.98m) L-Shaped, max measurements inc Airing Cupboard

GROUND FLOOR
506 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.9 sq.m.) approx.



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TOTAL FLOOR AREA: 968 sq.ft. (89.9 sq.m.) approx.
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