



NEWQUAY
PROPERTY
CENTRE



39 Penhale Gardens, Fraddon, St. Columb, Cornwall, TR9 6NZ

A BEAUTIFULLY REFURBISHED AND EXTENDED FAMILY HOME WITH THREE DOUBLE BEDROOMS INCLUDING MASTER ENSUITE. WOW FACTOR KITCHEN, REFITTED SHOWER SUITE, GARAGE, DRIVEWAY PARKING AND LOVELY LOW MAINTENANCE GARDENS. DESIRABLE CUL-DE-SAC IN A POPULAR MID COUNTY VILLAGE CLOSE TO EXCELLENT AMENITIES.

£275,000
Freehold

our ref: CNN10191

KEY FEATURES



3

- EXTENDED, REFURBISHED AND IMMACULATE
- ALL DOUBLE BEDROOMS, WITH MASTER EN-SUITE
- LOVELY CONSERVATORY
- STUNNING REFITTED KITCHEN & SHOWER SUITE
- GARAGE & DRIVEWAY PARKING
- ENCLOSED LOW MAINTENANCE GARDENS
- UPVC DOUBLE GLAZING & OIL CENTRAL HEATING
- DESIRABLE CUL-DE-SAC POSITION
- EXCELLENT NEARBY AMENITIES
- NO ONWARD CHAIN



2



2

Energy rating (EPC) **D**

Council tax band: **B**

SUMMARY

Welcome to Penhale Gardens, nestled within the charming village of Fraddon. Teaming up with its neighbouring villages of Indian Queens and St Columb Road, this location offers a plethora of daily conveniences such as Primary Schools, Doctors, a Co-operative store, and the recently opened Kingsley Village boasting Marks and Spencer, Next, Boots, Mountain Warehouse, and Starbucks. Perfect for commuters, with swift access to larger towns like Truro, Newquay, Wadebridge, and St Austell via the nearby A30, and just a stone's throw from the airport.

This property has undergone extensive refurbishment, setting a new benchmark for excellence in the area. Not only has it been refurbished, but it's also been expanded, now offering spacious three double-bedroom family accommodation, making it an ideal family abode, and more generously proportioned than similar properties in the vicinity.

Upon entering, you're greeted by a welcoming entrance porch leading to the living room, there are stairs to the first floor and plenty of room for family size living furniture, to the rear a stunning refitted kitchen boasts a



stylish design installed in recent years, featuring stunning “pebble” coloured gloss finish units, integrated Bosch eye-level oven and combi oven/microwave, LPG hob, fridge/freezer and dishwasher. A rear door leads out to a lovely conservatory for a relaxing secondary reception space and practical dining area, which looks out and provides access to the gardens.

Ascending the stairs to the first floor, you'll find access to all bedrooms and the main family shower room. The largest bedroom impresses with its generous size, offering ample space for a king-size bedroom suite and its own fully tiled shower ensuite. Bedrooms two and three, both doubles, one with fitted wardrobes, provide comfortable accommodation for family members or guests. The family shower room, also fully refitted in recent years, boasts a quality white double shower with Aqua Panel splash backs for a clean low maintenance and contemporary style. Throughout the property, you'll find UPVC double glazing, oil-fired central heating and notably the property was freshly decorated/newly carpeted in late 2023. Outside, there's off-street parking, small lawned front gardens, and access to the garage, which usefully has fully plumbing connected to double as a rear utility with back door for close access from the kitchen.

The rear gardens are a true highlight, featuring a low-maintenance design with an Indian sandstone patio, astro turf lawn, and rear composite deck, enclosed by high walls and hedge for privacy. In summary, this property boasts numerous features and benefits that truly set it apart as one of the best within its price range and style in the area. With its impeccable specification, condition, and the added bonus of the extension, viewing is essential to truly appreciate all it has to offer.

FIND ME USING WHAT3WORDS: silent.dealings.respected



ADDITIONAL INFO

Utilities: Mains Electric, Water and Drainage. No gas

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

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

Parking: Garage & Driveway

Heating and hot water: Oil Central Heating for Both

Accessibility: Level with step to entrance.

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Porch

4' 2" x 3' 8" (1.27m x 1.12m)

Living Room

14' 8" x 11' 8" (4.47m x 3.55m) incl stairs

Kitchen

11' 7" x 8' 7" (3.53m x 2.61m)

Conservatory

13' 1" x 6' 6" (3.98m x 1.98m)

First Floor Landing

Bedroom 1

13' 6" x 7' 9" (4.11m x 2.36m)

En-suite

7' 9" x 3' 10" (2.36m x 1.17m)

Bedroom 2

9' 7" x 9' 3" (2.92m x 2.82m) plus wardrobes

Bedroom 3

11' 8" x 7' 6" (3.55m x 2.28m)

Shower Room

6' 1" x 5' 1" (1.85m x 1.55m)

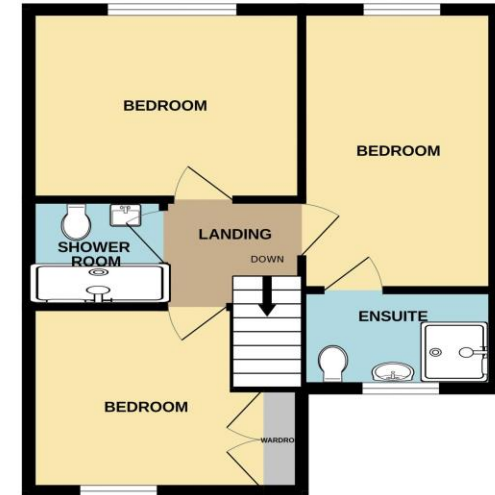
Garage

18' 6" x 8' 4" (5.63m x 2.54m)

GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



LIKE TO KNOW MORE?

📞 01637 875 161

✉️ info@newquaypropertycentre.co.uk

🌐 newquaypropertycentre.co.uk

TOTAL FLOOR AREA : 957 sq.ft. (88.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Consumer Protection from Unfair Trading Regulations 2008: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.

Referrals: We recommend conveyancing services, financial services, and survey companies to sellers and buyers. Sellers and buyers are free to make their own choices of who they use, and do not have to accept any recommendation we make. If a recommendation is accepted, we will receive a referral fee ranging from £80- £200 (financial services) £150 plus VAT- £210 plus VAT (conveyancing) and £100 including VAT (surveys).