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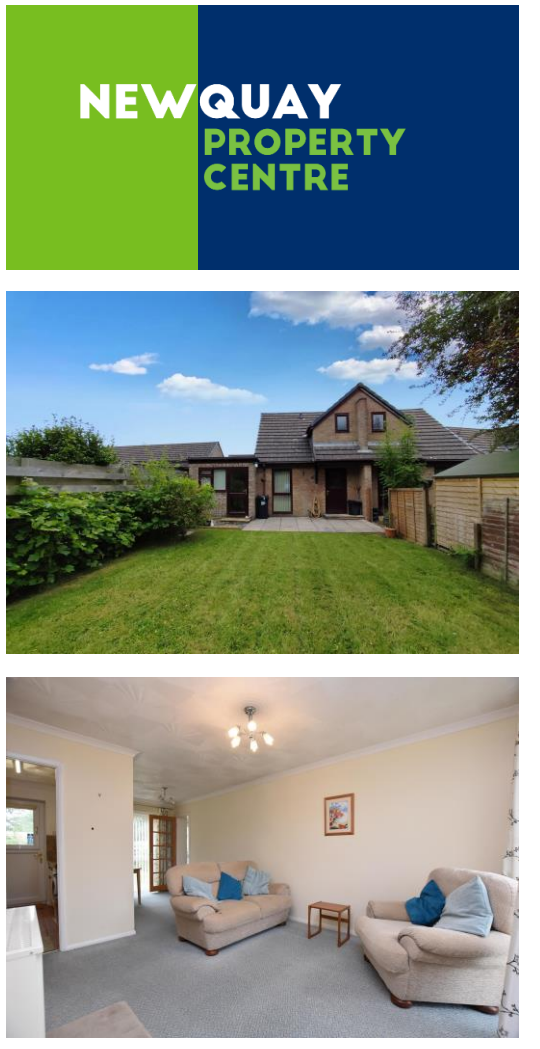
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# FLOORPLAN & DIMENSIONS

- Porch** 5' 1" x 2' 8" (1.55m x 0.81m)
- Lounge/Diner** 22' 10" x 10' 8" x 6' 10" Narrowing to
- Kitchen** 9' 9" x 6' 8" (2.97m x 2.03m)
- Ground Floor Bedroom** 10' 1" x 8' 0" (3.07m x 2.44m)
- W/C** 4' 8" x 2' 9" (1.42m x 0.84m)
- Garage** 13' 0" x 8' 2" (3.96m x 2.49m)
- Bedroom** 11' 10" x 10' 8" (3.60m x 3.25m) plus wardrobes
- Bathroom** 6' 5" x 5' 7" (1.95m x 1.70m)



## 25 Willow Close, Quintrell Downs, Newquay, Cornwall, TR8 4QN

AN EXTENDED TWO BEDROOM SEMI-DETACHED DORMER STYLE BUNGALOW WITH ENCLOSED WEST FACING GARDENS, OFF STREET PARKING AND GARAGE, SOLD WITH NO ONWARD CHAIN AND LOCATED IN A QUIET AND DESIRABLE CUL DE SAC WITHIN THE POPULAR VILLAGE QUINTRELL DOWNS, JUST OUTSIDE NEWQUAY

£239,500  
 Freehold

our ref: CNN9381



## KEY FEATURES

EXTENDED SEMI-DETACHED HOME WITH NO ONWARD CHAIN	2	
LOVELY, ENCLOSED WEST FACING GARDENS		
TWO DOUBLE BEDROOMS IN A FLEXIBLE STYLE	1	
MODERN FITTED KITCHEN AND BATHROOM		
TANDEM DOUBLE DRIVEWAY AND GARAGE	1	
GROUND FLOOR WC SUITE		
DESIRABLE CUL DE SAC POSITION		
POPULAR VILLAGE LOCATION		
CLOSE TO DAILY AMENITIES		
ONLY 2-3 MILES FROM NEWQUAY		

## SUMMARY

Nestled in the tranquil village of Quintrell Downs, just moments from the vibrant town of Newquay, 25 Willow Close offers the perfect blend of peaceful living with convenient access to some of the UK's finest coastline. This charming two-bedroom home is ideal for retirees, first-time buyers, small families, or savvy investors, and is sold with vacant possession and no onward chain, ensuring a hassle-free purchase.

Situated at the far end of a quiet cul-de-sac, this property enjoys a serene location, complete with a tandem double drive, neat front lawn, and a garage. The entrance porch opens into a spacious open-plan lounge/diner, benefiting from dual aspect windows that fill the room with natural light, providing ample space for both living and dining furniture.

Located in the heart of Quintrell Downs, this lovely home offers a calmer pace of life while remaining close to three local pubs, a beautiful park, and all the amenities of Newquay, reachable by a short drive or scenic walk. With its excellent location and flexible layout, 25 Willow Close is an opportunity not to be missed.

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Utilities: Mains Services Electric, Water & Drainage. No Gas

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

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

Parking: Tandem Double Driveway & Garage Heating and hot water: Electric Radiators, Panel Heaters & Immersion

Accessibility: Level plot with stepped entrance

Mining: Standard searches include a Mining Search.



The separate kitchen is compact yet functional, fitted with modern units and offering space for your preferred appliances.

A standout feature of the home is the extended ground floor bedroom, which has the potential for various uses and offers convenient rear access. The ground floor also includes a WC and access to the integral garage, equipped with power and light. Upstairs, the generously sized master bedroom boasts ample fitted storage, while the modern bathroom features a stylish, white-tiled suite with a shower over the bath.

The property is in good decorative order but may benefit from a light update, allowing the new owner to add their personal touch. Modern conveniences include electric radiators and UPVC double glazing throughout. The sunny, west-facing rear garden is a particular highlight, offering a private, level lawn with a rear access path – perfect for enjoying long summer evenings.

