



## 55 Cross Close, Newquay, Cornwall, TR7 3LD

A SPACIOUS TWO-BEDROOM HOME WITH LARGE MATURE GARDENS IN A POPULAR AREA CLOSE TO DAILY AMENITIES, A CHOICE OF SCHOOLS AND THE BEAUTIFUL PORTH BEACH WHICH IS JUST A SHORT STROLL AWAY. NO CHAIN.

£245,000  
Freehold

our ref: CNN10399



## KEY FEATURES



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Energy rating (EPC) TBC

Council tax band: **A**

- SPACIOUS TWO DOUBLE BEDROOM HOUSE
- TWO RECEPTION ROOMS INCLUDING LOVELY CONSERVATORY
- MODERN FITTED KITCHEN
- UPVC DG AND GAS CENTRAL HEATING
- LARGE, ENCLOSED GARDENS
- SHORT WALK TO PORTH BEACH
- CLOSE TO DAILY AMENITIES
- VERY CLOSE TO POPULAR SCHOOLS
- IDEAL FIRST PURCHASE OR BUY TO LET
- NO ONWARD CHAIN

## SUMMARY

Welcome to 55 Cross Close, a charming two-bedroom home situated on the fringes of the highly sought-after Porth area. This family-friendly location is just a short walk from the stunning Porth Beach, and conveniently close to a range of schools, including both of Newquay's secondary schools, as well as essential daily amenities. For those seeking the buzz of town life, Newquay's vibrant high street is just two miles away.

Offered with vacant possession and no onward chain, this property ensures a smooth, hassle-free purchase. Step inside, and you'll immediately appreciate the spaciousness this home offers, particularly when compared to more modern builds. The living room, located at the front of the house, is bathed in natural



light thanks to a large window, while a closed-off fireplace provides exciting potential for future upgrades.

The modern cream fitted kitchen (located at the rear) with integrated eye level double oven, hob, extractor and dishwasher, flows seamlessly into a bright and airy conservatory, perfect for enjoying the view of the substantial, child-friendly rear garden. This outdoor space is a true highlight, featuring a sunny patio, a lush lawn with a meandering path, and a delightful Summerhouse at the far end—ideal for relaxation or additional storage.

Upstairs, you'll find two generously sized double bedrooms, both offering plenty of space for family living or guests, along with a fully tiled shower suite. The property benefits from UPVC double glazing and gas

central heating, ensuring comfort year-round, while offering plenty of scope to redecorate to your personal taste.

Whether you're a first-time buyer, growing family, or an investor seeking a prime rental property, 55 Cross Close presents an exceptional opportunity in one of Newquay's most desirable coastal locales.

Don't miss your chance to own this coastal retreat—book a viewing today!

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## ADDITIONAL INFO

Utilities: All Mains Services

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

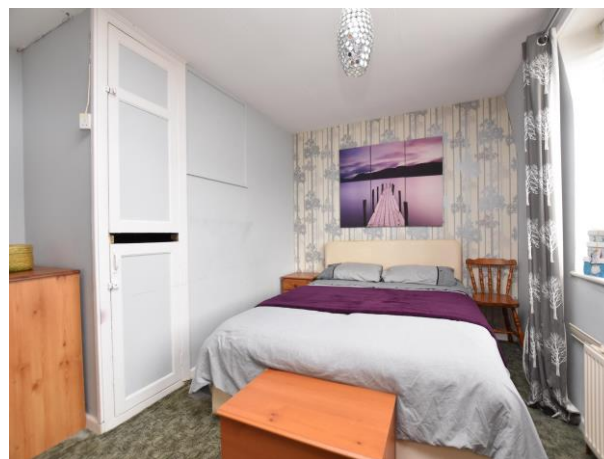
Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: On Street Parking only. However, there is potential to create parking at the front and nearby is a residents first come first served car park

Heating and hot water: Gas Central Heating for both

Accessibility: Level Plot with step to entrance

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Lounge

15' 10" x 11' 6" (4.82m x 3.50m)

## Kitchen

15' 9" x 9' 9" (4.80m x 2.97m)

## Conservatory

11' 5" x 10' 3" (3.48m x 3.12m)

## Shower Room

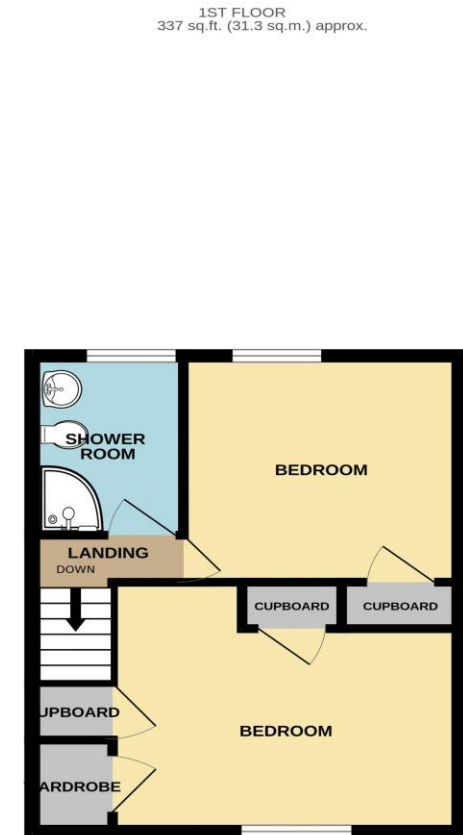
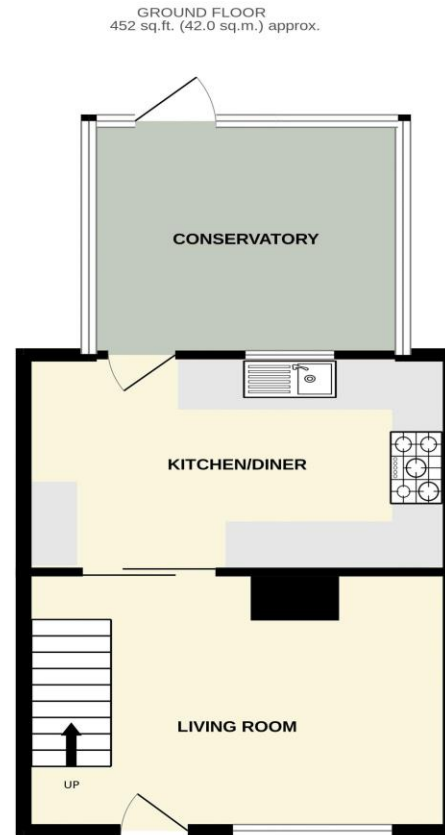
6' 11" x 5' 7" (2.11m x 1.70m)

## Bedroom 1

12' 10" x 11' 7" (3.91m x 3.53m) narrowing to 8' 7" plus wardrobes

## Bedroom 2

10' 0" x 9' 10" (3.05m x 2.99m) plus wardrobes



## LIKE TO KNOW MORE?

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TOTAL FLOOR AREA : 789 sq.ft. (73.3 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.  
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