



**NEWQUAY**  
PROPERTY  
CENTRE



## 4 Carworgie Way, St. Columb Road, St. Columb, Cornwall, TR9 6PT

A SPACIOUS AND MODERN FAMILY HOME IN A DESIRABLE MID COUNTY VILLAGE, CLOSE TO DAILY AMENITIES AND A SHORT CAR JOURNEY FROM MAJOR TOWNS. THREE BEDROOMS, LARGE OPEN PLAN LIVING SPACES, PLENTY OF PARKING AND ENCLOSED FAMILY SIZE GARDENS. NO ONWARD CHAIN.

£225,000  
Freehold

our ref: CNN10243

## KEY FEATURES



3

- MODERN AND SPACIOUS FAMILY HOME
- THREE BEDROOMS
- GREAT SIZE OPEN PLAN LIVING SPACES
- MODERN KITCHEN WITH BREAKFAST BAR
- UPVC DG & LPG CENTRAL HEATING
- LONG GRAVELLED DRIVEWAY
- ENCLOSED FAMILY SIZE GARDENS
- CONVENIENT MID COUNTY VILLAGE
- CLOSE TO DAILY AMENITIES
- NO ONWARD CHAIN



1



1

Energy rating (EPC) **E**

Council tax band: **A**

## SUMMARY

Welcome to 4 Carworgie Way, a spacious family home nestled in the quaint village of St Columb Road in mid Cornwall. This delightful village, situated close to Indian Queens and Fraddon, offers a range of everyday amenities including a convenience store, Post Office, eateries, pubs, a doctors' surgery, and primary schools. The location boasts excellent transport links with the nearby A30 dual carriageway and is within ten miles of major towns such as Truro, Newquay, St Austell, and Wadebridge.

This beautifully presented home is ideal for modern families and is equally attractive as a buy-to-let investment property. Upon entering, you are greeted by a spacious hallway with natural oak flooring that seamlessly flows into the open-plan lounge/diner. The elegant staircase, featuring a contemporary balustrade, leads to the first floor.



The kitchen is a chef's dream, equipped with glossy white units, walnut wood-effect work surfaces, and slate-tiled flooring. It includes an eye-level double oven, a five-burner gas hob, and a canopy-style extractor. The breakfast bar adds a casual dining option, seamlessly connecting the semi-open plan dining area to the living room. Both spaces boast natural oak flooring, uPVC double-glazed windows, and patio doors that open to the sunny rear garden.

The first-floor landing leads to a chic, fully fitted bathroom featuring a contemporary white suite, Travertine tiled splashbacks, slate tile floors, and a mains "Monsoon Head" shower over the bath. There are three bedrooms on the first floor, all tastefully decorated in modern neutral colours. The property is uPVC double-glazed throughout and benefits from an upgraded central heating system powered by a Worcester combi boiler using LPG gas.

Outside, the property features a long-gravelled driveway and a lawned front garden. The LPG gas tank is discreetly sunken into the front garden, ensuring it is unobtrusive.

and easy to maintain. The rear garden enjoys a sunny aspect, with a lower-level patio leading up to a level lawned area, perfect for outdoor activities and relaxation.

4 Carworgie Way offers a perfect blend of modern living, convenience, and charm, making it an ideal choice for families or investors seeking a property in the heart of Cornwall.

FIND ME USING WHAT3WORDS: ranch.resorting.liquids



## ADDITIONAL INFO

Utilities: Mains Electric, Water and Drainage. Private 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: Long Gravel Drive

Heating and hot water: LPG Gas Central Heating for both

Accessibility: Level

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Hallway

12' 6" x 6' 11" (3.81m x 2.11m)

## Kitchen area

12' 2" x 6' 3" (3.7m x 1.9m)

## Semi Open Plan to Lounge/Diner

24' 11" x 10' 10" (7.6m x 3.3m)

## First Floor Landing

7' 7" x 6' 11" (2.31m x 2.11m)

## Bedroom 1

12' 10" x 10' 10" (3.9m x 3.3m)

## Bedroom 2

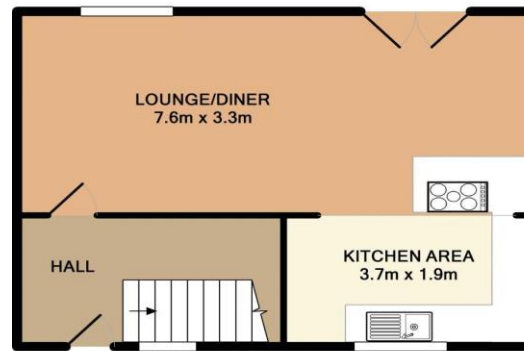
12' 2" x 11' 6" (3.7m x 3.5m)

## Bedroom 3

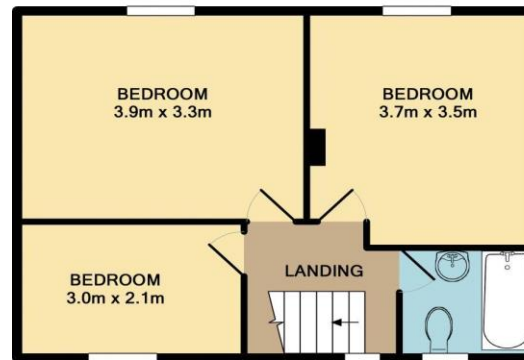
9' 10" x 6' 11" (3.0m x 2.1m)

## Bathroom

6' 7" x 5' 11" (2.01m x 1.80m)



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2016

## LIKE TO KNOW MORE?

☎ 01637 875 161

✉ [info@newquaypropertycentre.co.uk](mailto:info@newquaypropertycentre.co.uk)

🌐 [newquaypropertycentre.co.uk](http://newquaypropertycentre.co.uk)

**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).