



NEWQUAY
PROPERTY
CENTRE



1 Garden Way, Little Trethiggey, Quintrell Downs, Newquay, Cornwall, TR8 4LG

AN INDIVIDUALLY DESIGNED EXECUTIVE STYLE DETACHED FAMILY HOME, WITH SPACIOUS, MODERN ACCOMMODATION TO INCLUDE FOUR DOUBLE BEDROOMS, TWO EN-SUITES, TWO RECEPTION ROOMS, LARGE GARDENS AND AMAZING DOUBLE GARAGE.

£475,000
Freehold

our ref: CNN8025

KEY FEATURES



4



2



3

Energy rating (EPC) **E**

Council tax band: **D**

- INDIVIDUAL DETACHED HOUSE
- SPACIOUS MODERN ACCOMMODATION
- 4 BEDROOMS, 2 ENSUITES
- LIVING ROOM WITH MULTI FUEL BURNER
- KITCHEN/BREAKFAST ROOM & DINING ROOM
- UPVC DOUBLE GLAZING & ELECTRIC HEATING
- LARGE 2 SIDED SOUTH WEST FACING GARDENS
- SUPERB DETACHED DOUBLE GARAGE & LARGE DRIVE
- SMALL, SOUGHT AFTER STREET
- POPULAR VILLAGE ON THE EDGE OF NEWQUAY

SUMMARY

This completely individual, one off built, executive, detached house, was constructed sometime in the 1990's, offering fantastic modern and spacious family size accommodation to include four good size, double bedrooms with two en-suites and two receptions rooms, perfect for modern family needs.

Positioned in a highly sought after residential cul-de-sac within the popular outskirts village of Quintrell Downs, on the peripherals of Newquay.

A great size, brick paved driveway offers off street parking for multiple vehicles and provides access to the main property.

The real feature of this property is the detached, double garage that sits along side the house that the current owners had custom built. It has an electric action, remote control door, mains power and lighting within, ample space to house one or two vehicles and overhead boarded storage.

The main property has a sheltered front entrance into spacious hallway with stairs to the first floor and useful storage under. The main living room sits on the front aspect and is spacious with ample space for living furniture. The focal point of the room, is a modern recessed multi fuel burner on a slate hearth. From the living room there are



glazed double doors through to a good size separate dining room with patio doors to gardens and access to the kitchen.

The kitchen can also be accessed from the main hallway. The kitchen has been fully refurbished with a modern range of cream, hand painted style shaker wooden units with co-ordinating work surfaces and tiled splashbacks. There is space for a small breakfast table and additional patio doors to the garden, as well as a side door giving a dual aspect. There is also an integrated eye level oven and microwave, surface mounted hob with extractor and dishwasher, as well as spaces for further white goods. Usefully, on the ground floor, there is a good size double en-suite bedroom, formally the original integral garage which the vendors also converted, creating a fantastic guest suite, study or fourth bedroom for larger families. The en-suite has a wonderful modern upgraded shower suite with beautiful tiling and contemporary sanitary ware.

Off from a spacious first floor landing, with airing cupboard and loft access, there are three good size double bedrooms. The largest of the three, the master, has dual aspect windows and its own fully re-fitted shower en-suite. The shower is an enclosed cubicle with steam and jet wash features, there is also a bidet, wash basin and WC with easy clean splashback walls. This modern sleek appearance is continued into the main family bathroom that also has a contemporary white suite with a corner bath and matching low maintenance splashbacks as the en-suite. Throughout the property there is UPVC double glazing and partial German engineered electric style radiators (please see notes on additional info). The gardens to the property are large and extend to three sides, with the majority being on the south and westerly

aspects. Enclosed by high hedgerow for a good degree of privacy, laid to a level lawn with two feature patio areas, perfect for families with children.

Quintrell Downs is situated on the peripherals of Newquay with good daily amenities including three pubs, pre school and local shop with post office. There is the beautiful Colan recreational park nearby and there is easy access into Newquay via a long walk or a short car journey. Superb family home. VIEWING RECOMMENDED.

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ADDITIONAL INFO

Utilities: Mains Electric, Water and 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: Large Paved Drive & Detached Double Garage

Heating and hot water: Electric for both and log burner. Please note there is only partial electric heating.

Accessibility: Level with single step to Entrance

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

All measurements are approximate

Entrance Hall

17' 4" x 6' 6" (5.28m x 1.98m) Including stairs & cupboard

Living Room

17' 6" x 13' 5" (5.33m x 4.09m)

Dining Room

13' 5" x 9' 6" (4.09m x 2.89m)

Kitchen/Breakfast Room

15' 6" x 13' 0" (4.72m x 3.96m) Maximum

Ground Floor Bedroom

En-suite
16' 6" x 8' 7" (5.03m x 2.61m)

En-suite

8' 6" x 4' 2" (2.59m x 1.27m)

First Floor

9' 3" x 4' 8" (2.82m x 1.42m)
Plus airing cupboard

Master Bedroom En-suite

13' 5" x 13' 0" (4.09m x 3.96m)
Maximum

En-suite

9' 0" x 7' 4" (2.74m x 2.23m)

Bedroom Three

11' 5" x 10' 6" (3.48m x 3.20m)

Bedroom Four

11' 8" x 9' 7" (3.55m x 2.92m)

Family Bathroom

9' 5" x 5' 5" (2.87m x 1.65m)

Detached Double Garage

19' 0" x 18' 7" (5.79m x 5.66m)

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