



58 Bedowan Meadows, Tretherras, Newquay, Cornwall, TR7 2SW

A BEAUTIFULLY REFURBISHED AND EXTENDED THREE-BEDROOM SEMI-DETACHED BUNGALOW, BLENDING STYLE AND COMFORT. FEATURING A STUNNING KITCHEN, A BRIGHT SEMI-OPEN-PLAN LIVING ROOM/CONSERVATORY, AND SUN-SOAKED PATIO GARDENS. LOCATED IN A FANTASTIC SUBURBAN AREA. SOLD WITH NO ONWARD CHAIN.

£325,000
Freehold

our ref: CNN5368

KEY FEATURES



3



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Energy rating (EPC) **C**

Council tax band: **C**

- BEAUTIFULLY REFURBISHED THREE-BEDROOM BUNGALOW
- STUNNING CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES
- BRIGHT SEMI-OPEN-PLAN LIVING ROOM/CONSERVATORY
- FULLY REFURBISHED MODERN SHOWER SUITE
- PRIVATE SUN-SOAKED PATIO GARDEN
- LARGE UTILITY ROOM FOR ADDED PRACTICALITY
- EXTENDED LAYOUT WITH FLEXIBLE THIRD BEDROOM
- AMPLE OFF-STREET PARKING ON PAVED DRIVEWAY
- LOCATED IN HIGHLY SOUGHT-AFTER TRETHERRAS AREA
- SOLD WITH NO ONWARD CHAIN

SUMMARY

Nestled in the highly sought-after suburban area of Tretherras, Newquay, 58 Bedowan Meadows presents a fantastic opportunity for buyers seeking a spacious and contemporary home in a peaceful yet convenient location. With vacant possession and no onward chain, this property is perfect for those looking for a hassle-free and speedy purchase.

Deceptively larger than it appears from the front, this beautifully extended three-bedroom home has been thoughtfully reconfigured to maximise modern living. Stepping inside, a sheltered entrance leads to a welcoming hallway, setting the tone for the well-designed accommodation beyond.

The layout has been cleverly adapted to offer two front-facing bedrooms, allowing the living space to be positioned towards the much-favoured rear aspect, seamlessly flowing into the private garden. The main bathroom has been fully refurbished with a stylish modern shower suite, featuring floor-to-ceiling tiling for a sleek and sophisticated finish.



The heart of the home is the impressive living space, which effortlessly combines two areas into one; a cosy yet spacious living room that is semi open plan to a bright and airy rear conservatory. Fitted with bespoke blinds, this versatile space serves perfectly as an additional reception room or dining area, bathed in natural light. From here, you'll find direct access to both the kitchen and the sunny rear garden.

The kitchen has been beautifully updated with a contemporary range of matte white units, complemented by integrated appliances including an oven, hob, extractor, and dishwasher, with ample space for further white goods. Designed for maximum convenience, the kitchen is also accessible from the hallway.

A third bedroom is positioned to the rear within the extended accommodation, providing extra flexibility for families or those in need of a home office. Additionally, a large utility room, accessed from the kitchen, offers further practicality. Notably, this space has been formed within the back third of the garage, meaning the remaining garage space is ideal for storage – a far more practical use in today's lifestyle where garages are seldom used for car parking.

The rear garden is a true highlight – enclosed, private, and basking in sunshine thanks to its favourable orientation. Designed for low maintenance, it is laid to patio, making it the perfect space for relaxation and entertaining. At the front, an easy-maintenance lawn garden with a pathway leads to the entrance, while a long, paved driveway provides ample off-street parking.

58 Bedowan Meadows is an exceptional home in a prime location, combining modern style, generous space, and a seamless flow between indoor and outdoor living. With its sought-after Tretherras setting, practical layout, and move-in-ready condition, this is a rare opportunity not to be missed.

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ADDITIONAL INFO

Tenure: Freehold

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: Paved Driveway x 2

Heating and hot water: Gas Central Heating for both

Accessibility: Level access

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Hallway

15' 3" x 3' 8" (4.64m x 1.12m) max

Bedroom 1

14' 6" x 10' 9" (4.42m x 3.27m)

Bedroom 2

10' 2" x 7' 4" (3.10m x 2.23m) max incl wardrobe

Shower Room

8' 5" x 5' 5" (2.56m x 1.65m)

Open Plan Living Room

15' 5" x 10' 9" (4.70m x 3.27m)

Conservatory/Dining Area

14' 1" x 8' 9" (4.29m x 2.66m) max

Kitchen

17' 8" x 7' 2" (5.38m x 2.18m)

Bedroom 3

10' 8" x 8' 7" (3.25m x 2.61m)

Utility Room

9' 1" x 8' 1" (2.77m x 2.46m)

Storage Garage

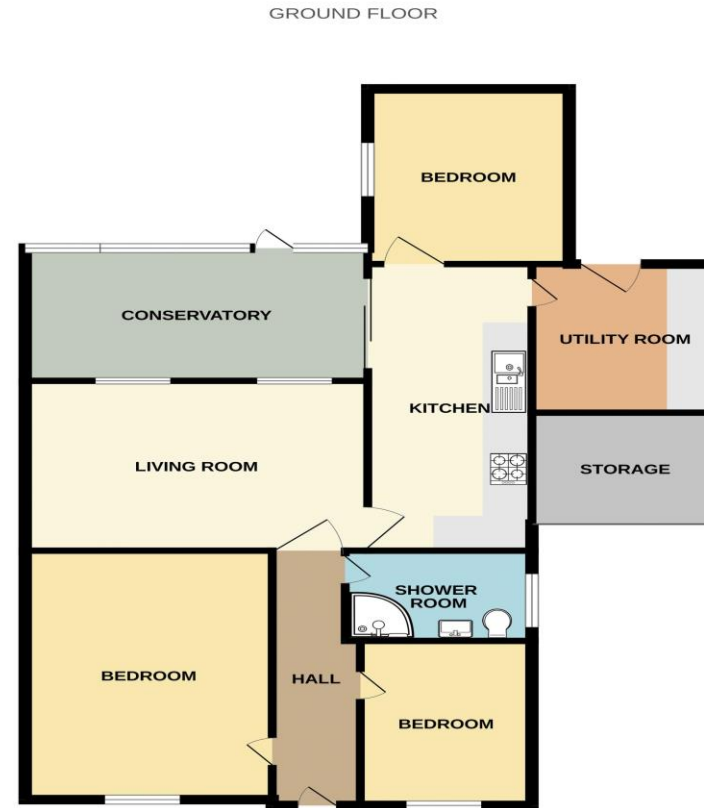
8' 4" x 6' 9" (2.54m x 2.06m)

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✉ info@newquaypropertycentre.co.uk

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