

55 Kingsley Court, Fraddon, St. Columb, Cornwall, TR9 6PD

A GORGEOUS AND WELL PRESENTED THREE BEDROOM LINK DETACHED FAMILY HOME WITH GARAGE AND PARKING! CORNER PLOT POSITION WITH POTENTIAL FOR EXTENSION (SUBJECT TO CONSENTS). MAINS GAS CENTRAL HEATING! £260,000 Freehold

our ref: CNN10816

KEY FEATURES



SUMMARY

Located in the heart of Fraddon, 55 Kingsley Court enjoys a convenient setting with easy access to local amenities, transport links, and scenic countryside surroundings. The property is situated close to Kingsley Village, where you'll find a range of shops, including M&S, Boots, and other popular retailers, making everyday shopping easy and convenient. The village is also well-connected, offering quick access to the A30, making it ideal for commuters while still retaining a peaceful, communityfocused atmosphere.

THREE-BEDROOM LINK-DETACHED HOUSE SPACIOUS LIVING ROOM WITH LAMINATE

MODERN KITCHEN DINER WITH BREAKFAST

TWO DOUBLE BEDROOMS WITH BUILT-IN WARDROBES PLUS SINGLE ROOM LARGE CORNER-PLOT GARDEN WITH PATIO

ATTACHED GARAGE WITH ELECTRIC DOOR

DRIVEWAY PARKING FOR TWO CARS HOME IN SOUGHT-AFTER FRADDON

EASY ACCESS TO A30, IDEAL FOR COMMUTERS AND FAMILIES

INCLUDING M&S AND BOOTS

CLOSE TO KINGSLEY VILLAGE SHOPS

FLOORING

BAR AND PATIO DOORS

AND DECKED AREA

AND UTILITY SPACE

LOCATION

This well-presented three-bedroom link-detached home is perfect for families or those looking for a spacious and versatile property. Upon entering, you are welcomed into a small entrance hallway that leads into the main living area. This generously sized space provides ample room for family-sized furniture and features laminate flooring, stairs to the first floor, and a door leading to the kitchen diner.

Stretching across the back of the property, the kitchen diner is a bright and functional space, complete with patio doors opening to the rear



garden and a side door leading to the garage area via steps. The modern kitchen is fitted with a stylish range of white wall and base units, an integrated electric oven with a hob and extractor hood, and space for a dishwasher and fridge freezer. There is also plenty of room for a family-sized dining table, along with a breakfast bar, making it a fantastic space for both everyday meals and entertaining.

Upstairs, a spacious landing provides access to three bedrooms, a storage cupboard, and loft access. Both double bedrooms benefit from built-in double wardrobes, while the third bedroom is a well-sized single. The family bathroom has been well maintained and features a panelled bath with an overhead shower, a low-level W/C, a vanity sink unit, and a heated towel rail.

Externally, the property boasts a large corner-plot garden, offering an exceptional amount of outdoor space rarely found in similar properties. The garden wraps around the side and rear of the house, providing a fantastic opportunity for further landscaping, extending the home (subject to planning), or simply enjoying as a spacious and private outdoor retreat. Currently, the garden is mainly laid to lawn, with a patio and decked area perfect for outdoor dining and relaxation. A pathway leads to the side gate, allowing easy access, while the size

and positioning of the garden make it ideal for families, gardeners, or those seeking a generous outdoor area with plenty of potential. There is also a useful timber shed for storage.

Additionally, the property benefits from an attached garage with an electric up-and-over door, space and plumbing for a washing machine, and a personal door leading to the rear garden. This is a fantastic opportunity to acquire a well-proportioned family home in a sought-after location. Viewings are highly recommended!

FIND ME USING WHAT3WORDS: dragonfly.glance.cornering



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: Garage & Driveway Parking x 2 Cars

Heating and hot water: Gas Central Heating for both

Accessibility: Steps to front door

Mining: Standard searches include a Mining Search.









FLOORPLAN & DIMENSIONS

Entrance Hall

Living Room 15' 8'' x 14' 8'' (4.77m x 4.47m)

Kitchen/Diner 15' 8'' x 8' 8'' (4.77m x 2.64m)

First Floor Landing

Bedroom 1 10' 9'' x 9' 3'' (3.27m x 2.82m)

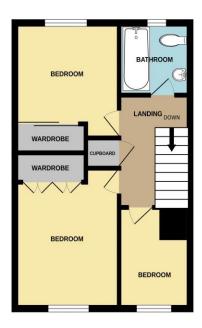
Bedroom 2 9' 4'' x 8' 9'' (2.84m x 2.66m)



6' 1" x 5' 7" (1.85m x 1.70m)

Garage 16' 2'' x 8' 6'' (4.92m x 2.59m)





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TOTAL FLOOR AREA: 936sq.ft. (87.0 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 or their tems 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 applicationes shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Meroy & C2025

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GROUND FLOOR

1ST FLOOR