



## 1 Kingsley Court, Fraddon, St. Columb, Cornwall, TR9 6PD

AN ATTRACTIVE AND EXTENDED THREE-BEDROOM DETACHED BUNGALOW OFFERING FLEXIBLE, WELL-MAINTAINED ACCOMMODATION WITH A SEMI SELF-CONTAINED ANNEX, DRIVEWAY PARKING, AND A TIDY ENCLOSED REAR GARDEN, PEACEFULLY POSITIONED IN A QUIET CUL-DE-SAC SETTING.

£265,000  
Freehold

our ref: CNN10897

## KEY FEATURES



3

- EXTENDED FULLY DETACHED BUNGALOW
- 3 GOOD SIZE BEDROOMS INC 1 ENSUITE
- ANNEX AREA/POTENTIAL
- TWO RECEPTION ROOMS
- WELL MAINTAINED THROUGHOUT
- UPVC DG & LPG CENTRAL HEATING
- LOW MAINTENANCE FRONT AND REAR GARDENS
- DRIVEWAY PARKING FOR TWO
- WOULD SUIT MULTI GENERATIONAL LIVING
- CLOSE TO POPULAR DAILY AMENITIES



2



2

Energy rating (EPC) **E**

Council tax band: **B**

## SUMMARY

Tucked within a peaceful cul-de-sac in the sought-after Kingsley Court development, this fully detached bungalow offers a rare combination of privacy, flexibility, and convenience. The three-bedroom property has been tastefully updated and extended over the years, creating a comfortable and adaptable home for a range of lifestyles.

Just a few minutes on foot brings you to Kingsley Village, where everyday essentials and popular retailers like M&S, Boots, Next, TK Maxx, and Starbucks are all within easy reach. There's even a petrol station, McDonald's, and the well-loved Blue Anchor Inn nearby — everything you need without the need to drive.

Set in the heart of Cornwall, Fraddon benefits from excellent transport links via the A30, making it simple to get to Truro, St Austell, Bodmin, or further afield. Truro, Cornwall's commercial and retail hub, is only 13 miles away. Families will appreciate the local



primary school in Indian Queens, with secondary options in Newquay.

The layout of the home is especially versatile, having been adapted to suit multi-generational living. A converted and extended garage now offers an additional sitting room with a log burner, a bedroom, and a modern shower room — ideal as guest quarters or independent accommodation for a relative.

Inside the main part of the bungalow, natural light floods the front living room, which opens directly onto the garden via sliding doors. The kitchen at the rear looks out across the garden and features crisp white shaker-style cabinets, with room for appliances. From here, you can access the secondary living space and annex-style area.

Elsewhere, two further bedrooms are neatly positioned away from the living areas. The main bedroom includes fitted wardrobes and a garden view, while the second bedroom overlooks the side of the property. A sleek, modern bathroom serves these rooms and includes a corner bath with overhead shower.



Heating is provided via LPG, with a boiler housed in the kitchen. All windows are double-glazed UPVC, ensuring comfort and efficiency year-round.

Outside, the front garden is attractively landscaped and paired with driveway parking. The rear garden is a private, enclosed space that's been carefully maintained, offering sunny and shaded spots, a garden shed, and a charming summer house — a perfect retreat or creative space.

This is a home with more than meets the eye — generous in space, thoughtfully updated, and tucked into a location that balances seclusion with superb convenience.

FIND ME USING WHAT3WORDS: [awakening.brother.shrimp](#)

## ADDITIONAL INFO

Tenure: Freehold

Utilities: Mains Electric, Water & Drainage. LPG 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: Driveway Parking x 2

Heating and hot water: LPG Gas Central Heating for both

Accessibility: Gently sloped driveway

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Hallway

12' 2" x 3' 3" (3.71m x 0.99m)

## Living Room

15' 0" x 12' 2" (4.57m x 3.71m)

## Kitchen

10' 1" x 6' 1" (3.07m x 1.85m)

## Second Living Room

14' 5" x 8' 9" (4.39m x 2.66m)

## Bedroom 1

10' 8" x 9' 3" (3.25m x 2.82m)

## Bedroom 2

9' 3" x 6' 9" (2.82m x 2.06m)

## Bedroom 3

13' 4" x 7' 8" (4.06m x 2.34m)

## Bathroom

7' 8" x 6' 1" (2.34m x 1.85m)

## Shower Room

5' 5" x 3' 8" (1.65m x 1.12m)



## LIKE TO KNOW MORE?

☎ 01637 875 161

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

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

Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2024.

**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).