



**NEWQUAY**  
PROPERTY  
CENTRE



## **6 Clifden Close, Newquay, Cornwall, TR7 2EZ**

A SUPERB SEMI-DETACHED FAMILY HOME, JUST ON THE EDGE OF THE MAIN TOWN CENTRE, CONVENIENTLY CLOSE TO TRENANCE SCHOOL, HIGH STREET AMENITIES AND TRENANCE PARK. THREE BEDROOMS, STUNNING LARGER THAN AVERAGE GARDENS, GARAGE AND NO CHAIN.

**£310,000**  
Freehold

our ref: CNN10279

## KEY FEATURES



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- IMMACULATE THREE-BEDROOM SEMI-DETACHED FAMILY HOME
- QUIET CUL-DE-SAC LOCATION NEAR TOWN CENTRE
- NO ONWARD CHAIN FOR EASY PURCHASE
- LARGER THAN AVERAGE CORNER PLOT GARDENS
- GARAGE LOCATED DIRECTLY IN FRONT
- STUNNING LARGER THAN AVERAGE GARDENS
- BRIGHT LIVING ROOM WITH FLOOR-TO-CEILING WINDOW
- SPACIOUS KITCHEN/DINER OVERLOOKING GARDENS
- SAME FAMILY OWNERSHIP SINCE THE LATE 1980'S
- CLOSE TO TRENANCE SCHOOL AND PARK



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Energy rating (EPC) TBC

Council tax band: C

## SUMMARY

6 Clifden Close, Newquay – A Peaceful Position with Stunning Corner Plot Gardens

Ideally situated just a short stroll from Newquay's bustling town centre, yet discreetly tucked away in a quiet residential cul-de-sac, 6 Clifden Close offers a rare blend of convenience and tranquillity. This beautifully presented three-bedroom semi-detached family home is offered to the market with no onward chain and occupies what is arguably the best position within this small development.

Set in a secluded corner with no passing traffic or pedestrians, the property enjoys a unique sense of privacy and calm. It is also the only home in the close to boast its own garage located directly in front, enhancing both practicality and kerb appeal. Most impressive, however, are the stunning, larger-than-average corner plot gardens. Lovingly landscaped and meticulously maintained, they wrap around the house and extend behind the garages, creating multiple peaceful



and sunny areas – perfect for garden lovers, outdoor entertaining, or safe play for children.

The home has been in the same family ownership since the late 1980s and has been cared for with great pride. The décor is immaculate throughout, and while some buyers may wish to update a few fittings over time, the property is clean, comfortable and entirely move-in ready.

A bright entrance hallway with storage and stairs greets you on arrival. At the front of the house, the spacious living room is flooded with natural light from a full-height floor-to-ceiling window. To the rear, the open-plan kitchen and dining room overlooks the garden and provides ample space for family dining, with modern wood-effect units and dedicated spaces for appliances.

Upstairs, the property comprises two generous double bedrooms and a single bedroom, along with a neat, white family bathroom suite featuring a shower over the bath. The home benefits from uPVC double glazing and gas-fired warm air heating throughout.



Externally, the gardens are a true feature. Beautifully planted with mature borders, shaped lawns and attractive shrubbery, they provide a serene and private outdoor setting seldom found so close to town.

This is a wonderful opportunity to acquire a well-maintained family home in a prime location with exceptional outdoor space. Early viewing is highly recommended to appreciate everything this delightful property has to offer.

FIND ME USING WHAT3WORDS: moats.volunteered.cluttered



## 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

Heating and hot water: Gas Warm Air Central Heating for both

Accessibility: Steps down to entrance

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Hallway

12' 7" x 5' 4" (3.83m x 1.62m) incl Stairs & Cupboard

## Living Room

12' 7" x 11' 1" (3.83m x 3.38m)

## Kitchen/Diner

17' 0" x 9' 11" (5.18m x 3.02m)

## First Floor Landing

7' 10" x 6' 8" (2.39m x 2.03m) incl Stairs

## Bedroom 1

11' 10" x 10' 0" (3.60m x 3.05m)

## Bedroom 2

10' 9" x 8' 8" (3.27m x 2.64m) Max into Wardrobe

## Bathroom

8' 0" x 5' 6" (2.44m x 1.68m)

## Bedroom 3

8' 9" x 6' 8" (2.66m x 2.03m) Incl Wardrobe

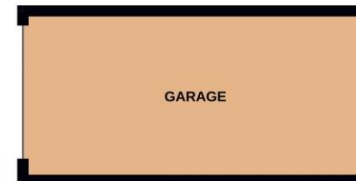
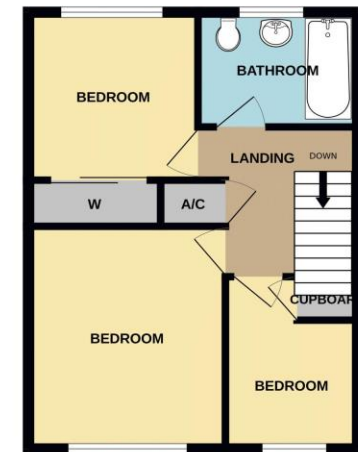
## Garage

16' 1" x 8' 2" (4.90m x 2.49m)

GROUND FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 946 sq.ft. (87.9 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 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.  
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