



7 Alldritt Close, Newquay, Cornwall, TR7 3HR

DECEPTIVELY SPACIOUS 3/4 BED HOME IN A POPULAR AREA ON NEWQUAY'S OUTSKIRTS. WELL-PRESENTED WITH BRIGHT LOUNGE, LARGE KITCHEN/DINER, AND FLEXIBLE SECOND RECEPTION/FOURTH BEDROOM. UPSTAIRS HAS 3 BEDROOMS AND FAMILY BATHROOM. FRONT & REAR GARDENS, DECKING, AND TWO GARDEN STORES. EARLY VIEWING ADVISED!

£269,950
Freehold

our ref: CNN10907

KEY FEATURES



4



2



1

Energy rating (EPC) TBC

Council tax band: **A**

- DIVERSE ACCOMMODATION
- FRONT AND REAR SUNNY GARDENS
- 3/4 BEDROOMS
- RECENTLY REPLACED BOILER
- SPACIOUS SEPARATE LIVING ROOM
- BEAUTIFULLY PRESENTED THROUGHOUT
- LOVELY KITCHEN/BREAKFAST ROOM
- POTENTIAL SECOND RECEPTION ROOM
- POPULAR FAMILY LOCATION
- CLOSE BY TO LOCAL PARKS AND SCHOOLS

SUMMARY

Nestled on the outskirts of Newquay, St Columb Minor is a charming and historic village known for its beautiful church, traditional pub, and close-knit community. With its blend of quaint village life and easy access to the stunning beaches and vibrant town of Newquay, it's an ideal location for families, retirees, or anyone looking to enjoy the best of coastal Cornwall living.

7 Alldritt Close is a deceptively spacious and extended 3/4 bedroom family home offering flexible accommodation and well-maintained gardens to both the front and rear. This well-presented property is ideal for families, first-time buyers, or investors seeking a quality home with generous living space.

Upon entering, you are welcomed by a practical entrance porch, providing access to all ground floor rooms and the staircase to



the first floor. The lounge is bright and inviting, featuring a large picture window that floods the room with natural light. A central fireplace creates a cosy focal point, and the space comfortably accommodates a variety of furniture layouts.

At the rear of the home, the spacious kitchen/diner is perfect for everyday family living and entertaining. It offers a wealth of cupboard storage, space for multiple appliances, and a useful breakfast bar. A single-storey extension off the kitchen leads to a rear porch and a versatile second reception room, currently used as a fourth bedroom—ideal as a guest room, playroom, or home office.

Upstairs, the property features three well-proportioned bedrooms, including two generous doubles and a large single that could also accommodate a double bed. The family bathroom is partially tiled and fitted with a white suite, including a bath with an electric shower overhead.

Outside, the rear garden is laid mainly to lawn with a decked seating area—ideal for relaxing or entertaining in the warmer months. Two block-built garden stores offer excellent additional storage and are easily accessed from the garden itself.

7 Alldritt Close presents a superb opportunity to acquire a spacious, versatile home in a desirable location, close to schools, amenities, and the beautiful Newquay coastline. Early viewing is highly recommended.

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Cucumber.smothered.flesh

ADDITIONAL INFO

Tenure: Freehold

Utilities: All Mains Services

Broadband: Yes. For Type and Speed please refer to Openreach website

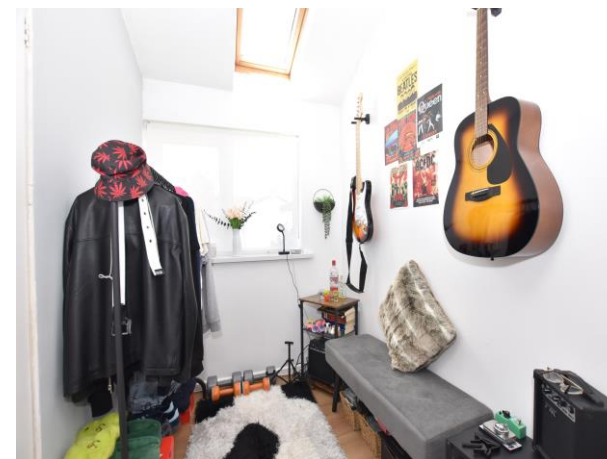
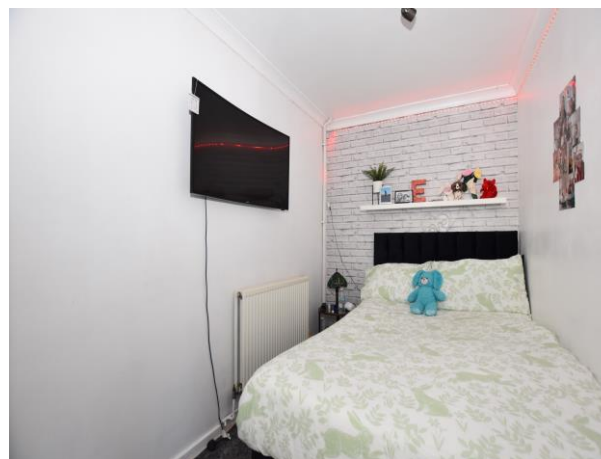
Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: No allocated parking available. However on street parking is available in the area

Heating and hot water: Gas Central Heating for both

Accessibility: Level to front

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Entrance Hallway

Living Room

13' 8" x 11' 2" (4.16m x 3.40m)

Kitchen

11' 5" x 9' 3" (3.48m x 2.82m)

Study

Reception

Room/Bedroom 4

16' 10" x 5' 3" (5.13m x 1.60m)

First Floor Landing

Bedroom 1

11' 9" x 11' 4" (3.58m x 3.45m)

Bedroom 2

11' 4" x 11' 3" (3.45m x 3.43m)
Max

Bedroom 3

8' 5" x 7' 9" (2.56m x 2.36m)

Bathroom

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

Rear Porch

6' 7" x 3' 7" (2.01m x 1.09m)



LIKE TO KNOW MORE?

 01637 875 161

 info@newquaypropertycentre.co.uk

 newquaypropertycentre.co.uk

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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