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## 2 Lyons Court, Newquay TR7 3FF

**£340,000**

AN EXCEPTIONALLY WELL PRESENTED FOUR BEDROOM SEMI DETACHED FAMILY HOME PRESENTED TO THE HIGHEST STANDARD WITH A LOW MAINTENANCE 'SUN TRAP' SOUTH FACING GARDEN AND ALLOCATED PARKING LOCATED WITHIN THE EVER POPULAR TREVENSON MEADOWS ESTATE.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / BEDROOMS: 4 / BATHROOMS: 3

### FEATURES:

- FOUR BEDROOM FAMILY HOME
- SOUTH FACING, LOW MAINTENANCE GARDEN
- ALLOCATED PARKING
- IMMACULATELY PRESENTED
- CONVENIENTLY POSITIONED, FAMILY FRIENDLY LOCATION
- EN SUITE MAIN BEDROOM
- EASY WALKING DISTANCE TO TRETHERRAS SCHOOL
- ALL MAINS SERVICES
- EPC TO FOLLOW

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#### DESCRIPTION:

This lovely family home is located at Trevenson Meadows which is a modern development on the edge of Newquay with easy access to many beaches, the coast path and the town. This popular development comprises of a mixture of attractive houses, apartments and coach houses with a green area and play park in the middle for all to enjoy. Tretherras Academy is approximately 10 minutes walk and the nearest Primary School, St Columb Minor Academy is a 5 minute drive away. Chester Road is within easy reach and the main town of Newquay is about 2 miles away.

This immaculately presented property has been lovingly cared for by the current owners and offers spacious, family friendly accommodation. There is an abundance of natural light throughout the entire house and the decor and floor coverings are modern and fresh.

A spacious entrance hallway with a cloakroom, under-stairs cupboard and stairs to the first floor guides you into this family home where you will find the kitchen/breakfast room on the left and the lounge diner at the rear. Practically, the kitchen offers a generous range of modern, cream units with space for an American style fridge freezer, a washing machine and an integrated dish washer. There's also an integrated double oven and gas hob.

The bright and spacious lounge diner at the rear has a large cupboard and is bathed in sunshine all day. It is flawlessly presented with doors opening into the rear garden, ideal for those with younger children. It has a cosy, warm feel with plenty of space for the whole family to relax in front of a film after a long day.

All four bedrooms can be found on the first floor. The main bedroom features a beautifully tiled en suite shower room with a family bathroom with a bath and shower over serving the other three. Off from the landing area, there is access to the loft.

This property has upvc double glazing and gas central heating powered by a combination boiler located in the kitchen.

Externally, the garden at the rear is south facing, low maintenance and fully enclosed with a generous lawn and a patio laid in 2023. It's a real sun trap and with access from the lounge. ideal for those summer parties! There's also allocated parking for two cars.

At Trevenson Meadows, there is an Estate Charge of around £134.00 per annum.

In summary, this gorgeous family home is spacious, immaculately presented inside and out, located in a convenient location with a low maintenance SOUTH FACING garden. It is ideal for families and those looking for a family home in a very convenient location close to schools and Porth Beach.

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Hallway  
5.08m x 1.93m (16'8 x 6'4)

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Cloakroom  
1.83m x 1.12m (6'0 x 3'8)

.

Kitchen Breakfast Room  
3.78m x 3.23m (12'5 x 10'7)

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Lounge  
5.36m x 4.27m (17'7 x 14'0)

.

Bedroom 1  
3.81m x 3.18m (12'6 x 10'5)

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En Suite  
1.37m x 1.27m (4'6 x 4'2)

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Bedroom 2  
3.28m x 3.18m (10'9 x 10'5)

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Bedroom 3  
3.20m x 2.13m (10'6 x 7'0)

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Bedroom 4  
2.21m x 2.13m (7'3 x 7'0)

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Bathroom  
1.98m x 1.70m (6'6 x 5'7)

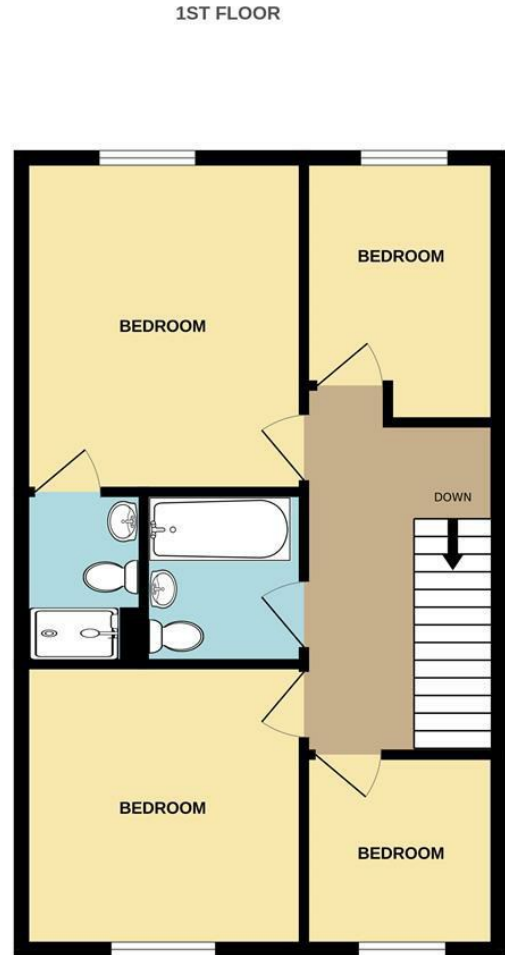
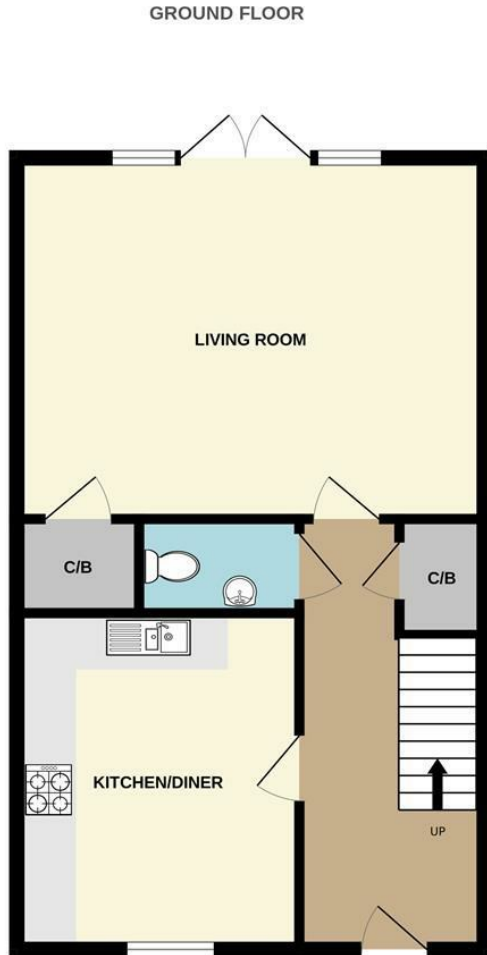
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FLOORPLAN:



Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	79	89
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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