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## Chy Kembro Toldish, St. Columb TR9 6HL

**£300,000**

A LOVELY EXAMPLE OF A SEVEN YEAR OLD THREE BEDROOM FAMILY HOME IN SUPERB CONDITION WITH A NEAT, ENCLOSED GARDEN AND DRIVEWAY PARKING. THIS PROPERTY HAS OPEN PLAN LIVING ACCOMMODATION AND AN EN-SUITE MAIN BEDROOM, LOCATED IN A TUCKED AWAY POSITION YET CLOSE TO THE A30.

**PROPERTY TYPE:** House - Semi-Detached

**RECEPTIONS:** 1 / **BEDROOMS:** 3 / **BATHROOMS:** 2

### FEATURES:

- IMMACULATE THREE BEDROOM FAMILY HOME
- DRIVEWAY PARKING FOR 2/3 CARS
- ENCLOSED AND PRIVATE SOUTH WESTERLY FACING GARDEN
- NO ONWARD CHAIN
- WOW FACTOR KITCHEN DINER WITH NEFF APPLIANCES
- GORGEOUS DECOR AND HIGH QUALITY FLOORING THROUGHOUT
- PRIVATE DRAINAGE AND LPG HEATING
- TUCKED AWAY LOCATION YET WITH EASY ACCESS TO THE A30

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## DESCRIPTION:

Chy Kembro is located on Toldish Lane, a tucked away spot away from the main road, conveniently situated within the mid county village of Indian Queens which offers a good range of day to day amenities including a convenience store, a garage, a Primary School and the locally famous 'Port and Starboard' fish and chip shop!

The neighbouring villages of Fraddon and St Columb Road are within a mile or so and the A30 is approximately a 5 minute drive making a commute to Truro, Newquay, Bodmin or St Austell very accessible. The Kingsley Village shopping park offering a Marks and Spencer, Next, Starbucks and many more high street stores is just a few minutes drive away and the beautiful beaches of Newquay are about 7 miles away where you will find a vibrant array of shops, bars and cafes along with two secondary schools.

This property has been lovingly cared for and much improved by the current owners over the years who have created a 'Wow Factor kitchen/diner, added some 'on trend' panelling and replaced the en suite shower room.

The front door opens into the kitchen diner which makes for a great first impression. With luxury Amtico flooring, 'on-trend' panelling and a charcoal gloss kitchen, you will be the envy of your friends!

When designing the kitchen, the existing owners opted for an open plan layout with the intention of connecting the whole family. Their vision was to create a home that encouraged connection with enough space for cooking, dining, relaxing and entertaining. Practically, the kitchen offers an integrated NEFF double oven, microwave and coffee machine with an electric oven and gas hob. There's also an integrated fridge freezer and space for a washing machine and tumble dryer.

The kitchen diner opens into the lounge at the rear and with the French Doors open, the garden is really just an extension of the living space...what a great spot for some summer entertaining or simply a morning coffee in the sun. The lounge has a media wall wired for all the necessary TV and audio equipment with an attractive and modern feature 'Bioethanol Burner'.

All three bedrooms can be found on the first floor, there's two at the front and one at the rear. The main bedroom has some useful built in storage and a stunning en suite shower room (replaced in 2020). The bedrooms are beautifully decorated and carpeted and the landings have attractive panelling with inset lighting on the stairs. Also, on the first floor you will find the fully tiled family bathroom which has a 'P' bath and shower over, there's a useful storage cupboard and access to the loft.

This property has upvc double glazing and LPG heating. There's a private pumping station shared with just five other properties for sewerage and mains water.

Externally, at the front you will find driveway parking for 2/3 cars and a small low maintenance front garden with a shed. From the front, there's access to the rear where you will find a south westerly garden which is neat and very low maintenance with a good size composite decked area and an area of astro turf.

In summary, this exceptional family home ticks many boxes! A convenient location, a superb standard of spacious accommodation, a sunny, flat garden and driveway parking all make this the perfect family home!

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Kitchen Diner  
6.32m x 4.09m (20'9 x 13'5)

Lounge  
4.39m x 4.09m (14'5 x 13'5)

Bedroom 1  
4.75m x 2.49m (15'7 x 8'2)

En Suite  
1.68m x 1.65m (5'6 x 5'5)

Bedroom 2  
3.48m x 2.51m (11'5 x 8'3)

Bedroom 3  
3.89m x 1.83m (12'9 x 6'0)

Bathroom  
2.62m x 1.75m (8'7 x 5'9)

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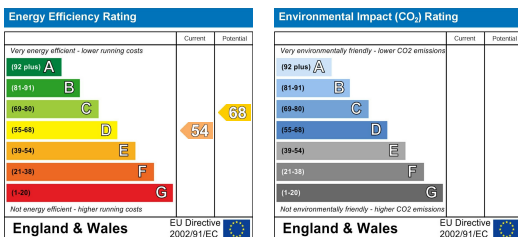
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FLOORPLAN:



Measurements are approximate. Not to scale. Illustrative purposes only  
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