

"Estate Agency is evolving...evolve with us"



28 Billings Drive, Newquay TR7 2SQ

£465,000

A BRILLIANT FOUR BEDROOM FAMILY FRIENDLY DETACHED HOME WITH HUGE RECEPTION SPACE, A NEAT ENCLOSED GARDEN AND AMPLE PARKING LOCATED ON ONE OF NEWQUAY'S MOST DESIRABLE RESIDENTIAL STREETS WITHIN EASY REACH OF SCHOOLS, SHOPS AND MANY BEAUTIFUL BEACHES.

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / BEDROOMS: 4 / BATHROOMS: 2

FEATURES:

- FOUR BEDROOM DETACHED FAMILY HOME
- AMPLE DRIVEWAY PARKING AND A SINGLE GARAGE
- ENCLOSED FLAT GARDEN
- ONE OF NEWQUAYS MOST DESIRABLE RESIDENTIAL LOCATIONS
- LOG BURNER
- LARGER THAN AVERAGE MAIN BEDROOM
- ALL MAINS SERVICES
- EPC TO FOLLOW
- CONVENIENT, FAMILY FRIENDLY RESIDENTIAL LOCATION

01637 877754

info@momovenewquay.co.uk

"Estate Agency is evolving...evolve with us"



DESCRIPTION:

Billings Drive has always been known as an aspirational place to live; a quiet tree lined street made up of well looked after properties on large plots close to many brilliant schools and amenities. The highly sought after coastal town of Newquay is hugged by miles of sandy beaches offering world class waves, family friendly rock pools and calm water for paddle boarding there is something for everyone to enjoy! The vibrant town offers an array of cafes, restaurants and bars with a good range of shops.

There are a range of brilliant schools within easy access of this property and Newquay Sports Centre is only a short walk away with a recently re-vamped gym and sports bar. The Heron Tennis Centre, The Boating Lake, Trenance Gardens and Trenace Park are all within a few minutes drive, only adding to the appeal of this superb and highly desirable family friendly location.

An entrance hallway guides you into this family home where you are greeted with a generous hallway with stairs to the first floor. Within the hallway, there's two large cupboards, ideal for all those coats and shoes and the other one with space for a tumble dryer. On the right, with patio doors to the front and rear, you will find the lounge diner which is a vast family friendly space offering ample room for living and dining furniture, complimented by a log burner. The kitchen at the rear has a door offering access to the side with a good range of solid wood units. There's an integrated oven, hob, washing machine and dish washer with space for a fridge freezer. The kitchen and dining areas are divided by glazed doors allowing the light to flood through. The whole of the living area is particularly social, ideal for family gatherings and entertaining with ample space for even the largest of families to enjoy time together.

Also on the ground floor, there's a double bedroom with a window to the front and a bathroom which was replaced in 2021 offering a bath with a shower over.

The remaining three bedrooms can be found on the first floor. The main bedroom offers dual aspect windows and is twenty foot long with a vast amount of space for storage and additional furniture. The other two bedrooms are at the side and rear and are well presented, one has a walk in wardrobe and the other has eves storage. Off from the landing area, there's a separate WC.

This property is well presented throughout with modern decor and a mixture of carpets, tiled floor and laminate flooring. The windows are all upvc double glazed apart from two which are aluminium. There's gas central heating throughout powered by a combination boiler located on the first floor.

Externally, at the front, there's driveway parking for two cars with access to the single garage. The front garden is neat and beautifully cared for with some attractive borders and a lawn. At the rear, the garden's enclosed and level with a patio, a lawned area and plenty of plants, shrubs and palms. There's plenty of space on both sides with access to the garage at the rear.

In summary, this brilliant family friendly home sits in an enviable residential location. It presents a great opportunity for a family to really put their own stamp on what will undoubtedly be a very special family home for years to come.

01637 877754

info@momovenewquay.co.uk

"Estate Agency is evolving...evolve with us"



Inner Hallway
4.42m x 3.58m (14'6 x 11'9)

Bedroom
4.04m x 3.45m (13'3 x 11'4)

Bathroom
2.59m x 2.46m (8'6 x 8'1)

Lounge Diner
10.21m x 3.45m (33'6 x 11'4)

Kitchen
4.47m x 2.62m (14'8 x 8'7)

Bedroom
3.68m x 2.54m (12'1 x 8'4)

Bedroom
3.53m x 2.51m (11'7 x 8'3)

WC
2.26m x 1.70m (7'5 x 5'7)

Garage
6.45m x 2.44m (21'2 x 8'0)

01637 877754

info@momovenewquay.co.uk

"Estate Agency is evolving...evolve with us"

FLOORPLAN:



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		84
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs		67	
England & Wales		EU Directive 2002/91/EC	

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

01637 877754

info@momovenewquay.co.uk

