

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



**20 Littledale Row Trevenson Road, Newquay TR7 3EU**

**£295,000**

A VERY WELL PRESENTED THREE BEDROOM FAMILY HOME WITH A NEAT LOW MAINTENANCE GARDEN AND A GARAGE IN THE HIGHLY DESIRABLE FAMILY FRIENDLY DEVELOPMENT OF TREVENSON MEADOWS WITHIN EASY WALKING DISTANCE OF TRETHERRAS SCHOOL.

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

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

**FEATURES:**

- THREE STOREY THREE BEDROOM FAMILY HOME WITH A GARAGE
- FAMILY FRIENDLY AND CONVENIENTLY LOCATED
- MAIN BEDROOM EN SUITE
- LOW MAINTENANCE, PRIVATE REAR GARDEN
- ALLOCATED PARKING
- WELL PRESENTED THROUGHOUT
- EASY WALKING DISTANCE TO TRETHERRAS SCHOOL
- ALL MAINS SERVICES

01637 877754

[info@momovenewquay.co.uk](mailto:info@momovenewquay.co.uk)

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



#### DESCRIPTION:

Trevenson Meadows 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 ten minutes walk and the nearest Primary School, St Columb Minor Academy is a five minute drive away. Chester Road is within easy reach and the main town of Newquay is about 2 miles away.

This attractive, three storey property was built in 2014 and occupies a sunny, tucked away spot on the edge of the estate. It is in good condition throughout with spacious, well laid out accommodation over three floors, ideal for families. There is an abundance of natural light and the decor is modern and fresh.

An entrance hallway with a cloakroom gives access to the kitchen which is at the front of the property enjoying the evening sun. The kitchen has a good range of modern, beech effect units with an integrated oven and gas hob and space for a washing machine, tumble dryer and a fridge freezer. Within the kitchen there is space for a dining table, currently arranged by the front window.

At the rear of the property, the lounge is a great size and decorated in a neutral way with doors opening into the rear garden.

On the first floor you will find two bedrooms and a partly tiled family bathroom with a bath, shower over, wc and wash basin.

Off from the second floor landing is a large master bedroom with two velux windows enjoying an abundance of natural light. Within this bedroom there's plenty of storage and a spacious en suite shower room which has plenty of natural light.

Externally, the garden at the rear is low maintenance and laid mainly with patio slabs with some attractive planted borders. There is also access to the rear where the garage and parking are located.

There is parking for one car in front of the garage.

This property benefits from gas central heating powered by a combination boiler positioned in the kitchen.

In summary, this is a lovely example of a three bedroom family home, the location is very convenient and the accommodation is spacious, light and airy.

01637 877754

info@momovenewquay.co.uk

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



Hallway  
5.00m x 1.96m (16'5 x 6'5)

.

Cloakroom  
1.70m x 0.91m (5'7 x 3'0)

.

Kitchen  
5.13m x 2.49m (16'10 x 8'2)

.

Lounge Diner  
4.45m x 3.96m (14'7 x 13'0)

.

Bedroom  
3.58m x 1.93m (11'9 x 6'4)

.

Bedroom  
3.96m;0.00m x 3.43m (13;0 x 11'3)

.

Bathroom  
2.03m x 1.96m (6'8 x 6'5)

.

Main Bedroom  
3.96m x 3.43m (13'0 x 11'3)

.

En Suite  
2.82m x 1.63m (9'3 x 5'4)

.

Garage  
5.49m x 3.07m (18'0 x 10'1)

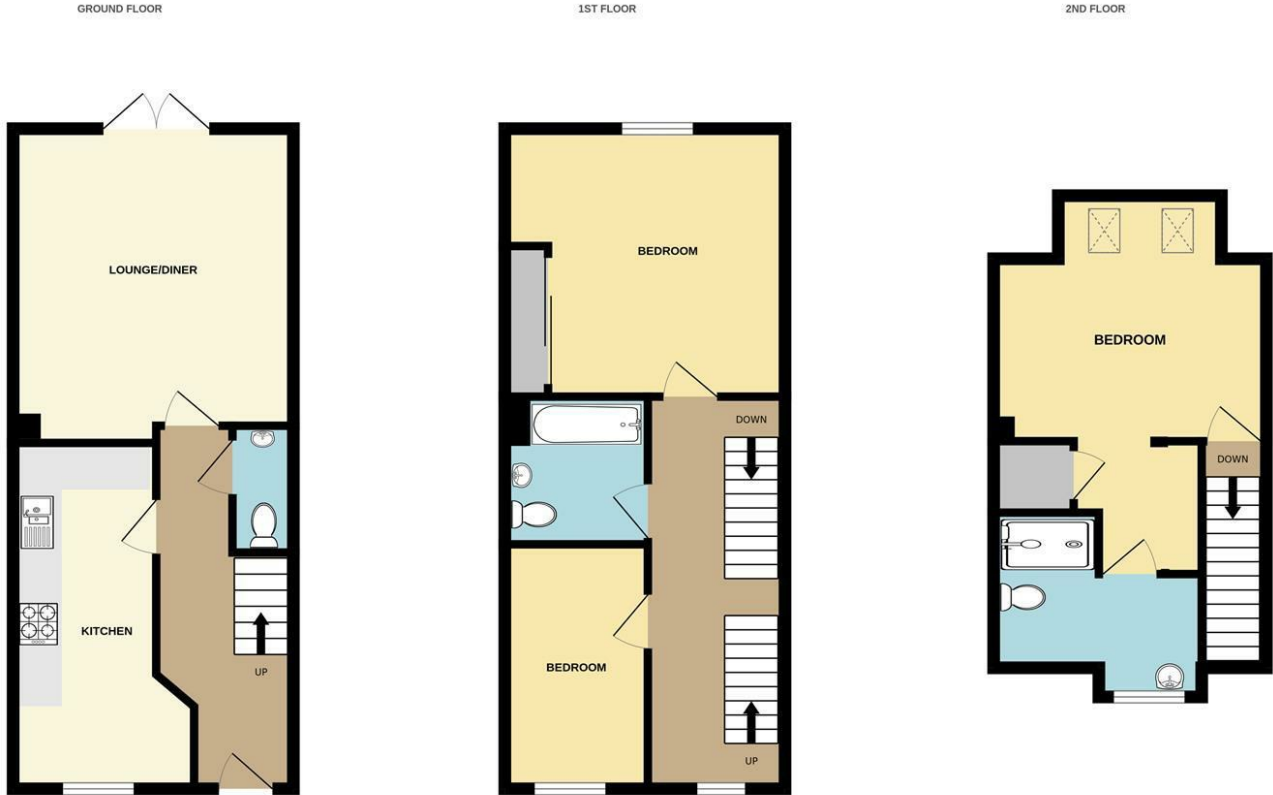
.

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			89
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.