

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



2 Meadowside, Newquay TR7 2LJ

£345,000

A VERY WELL PRESENTED THREE/FOUR BEDROOM DETACHED FAMILY HOME WITH A WELL ESTABLISHED ENCLOSED GARDEN AND PARKING FOR TWO CARS, LOCATED IN THE EVER POPULAR MEADOWSIDE AREA, OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / BEDROOMS: 4 / BATHROOMS: 2

FEATURES:

- FOUR BEDROOM DETACHED FAMILY HOME
- NO ONWARD CHAIN
- PRIVATE, WELL ESTABLISHED GARDEN
- LOTS OF STORAGE
- LOG BURNER
- VERY DESIRABLE, FAMILY FRIENDLY AREA
- FLEXIBLE ACCOMMODATION
- SOLAR PANELS
- ALL MAINS SERVICES
- FLOOR PLAN TO FOLLOW

01637 877754

info@momovenewquay.co.uk

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



DESCRIPTION:

This very well presented three/four bedroom detached family home is located in the very popular Treloggan area of Newquay always favoured with families and buy to let investors. Meadowside forms part of a very convenient residential area close to Morrisons and Lidl supermarket and Bishops Primary School with easy access to Newquay's amenities and attractions including its many beaches. It also offers very easy access in and out of Newquay only a couple of minutes from the A392.

This three/four bedroom family home has been well looked after by the current owners and offers flexible accommodation ideal for those needing a ground floor bedroom or a second reception room which would work well as a 'work from home' area.

An entrance hallway with stairs to the first floor guides you into the living room which has a window to the front and a log burner. The lounge flows seamlessly into the dining area which has doors opening into the rear garden. On the other side, the kitchen, which also has access to the rear is well equipped with a modern range of units and space for an American style fridge freezer, a washing machine and an integrated oven and electric hob. Off from the kitchen, you will find a useful cloakroom and access to the 4th bedroom/2nd reception room, also with a door to the rear garden. This room would suit multiple uses, possibly a teenager's den or work from home space.

The three remaining bedrooms can be found on the first floor. All have built in storage and are decorated in modern, neutral colours with good quality carpets. Also on the first floor, the family bathroom is neat and well presented with a bath and shower over.

This property has gas central heating powered by a combination boiler located in the 4th bedroom. The windows are all double glazed and the current owners have installed solar panels.

Externally, at the front there's driveway parking for two cars and at the rear the garden is private, enclosed and very well established with a shed and two wood stores. The garden is laid mainly to lawn with an abundance of well established trees, shrubs and bushes. There's a patio area and a decked area at the bottom of the garden.

In summary, this property offers a good standard of accommodation with plenty of flexibility, located in a very convenient residential location offered with no onward chain.

01637 877754

info@momovenewquay.co.uk

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



Lounge
4.24m x 3.73m (13'11 x 12'3)

.

Dining Area
3.20m x 2.31m (10'6 x 7'7)

.

Kitchen
4.32m x 2.21m (14'2 x 7'3)

.

Bedroom 4 Ground Floor
5.03m x 2.74m (16'6 x 9'0)

.

Bedroom 1
3.68m x 2.57m (12'1 x 8'5)

.

Bedroom 2
2.95m x 2.67m (9'8 x 8'9)

.

Bedroom 3
1.98m x 1.96m (6'6 x 6'5)

.

Bathroom
1.88m x 1.88m (6'2 x 6'2)

.

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 ©2023

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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 ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(02-10) A		
(11-20) B		
(21-30) C		
(31-40) D		
(41-50) E		
(51-60) F		
(61-70) 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.