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## 17 Kingsley Meade, Tren creek TR8 4PY

**£585,000**

AN OUTSTANDING OPPORTUNITY TO PURCHASE A DETACHED FOUR BEDROOM FAMILY HOME WITH A BRILLIANT OPEN PLAN KITCHEN DINER, A LOW MAINTENANCE REAR GARDEN, DRIVEWAY PARKING, AND AN INTEGRAL DOUBLE GARAGE. THIS PROPERTY IS PERFECTLY LOCATED FOR MODERN FAMILY LIFE WITHIN EASY WALKING DISTANCE OF MANY SCHOOLS, AMENITIES, SHOPS AND BEACHES AND PRESENTED TO A SUPERB MODERN STANDARD THROUGHOUT.

PROPERTY TYPE: House - Detached

RECEPTIONS: 2 / BEDROOMS: 4 / BATHROOMS: 3

### FEATURES:

- THE ULTIMATE FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
- HUGE LIVING ACCOMMODATION
- INTEGRAL DOUBLE GARAGE AND AMPLE DRIVEWAY PARKING
- ENCLOSED, LOW MAINTENANCE REAR GARDEN
- THE PERFECT LOCATION FOR MODERN FAMILY LIFE
- PRESENTED TO A FLAWLESS STANDARD
- TWO EN SUITE BEDROOMS, ALL WITH BUILT IN STORAGE
- A SUBLIME KITCHEN DINER/SNUG WITH A LOG BURNER
- ALL MAINS SERVICES
- EPC TO FOLLOW

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## DESCRIPTION:

Kingsley Meade is one of the most family friendly and sought after cul de sacs in the area...a quiet residential street made up of well looked after properties on large plots close to many brilliant schools and amenities. Newquay Sports Centre is only a short distance away with a recently re-vamped gym and sports bar. The Heron Tennis Centre, The Boating Lake, Trenance Gardens and Trenance Park are all within a few minutes drive, only adding to the appeal of this superb and highly desirable family friendly location.

Newquay is a town famed throughout the region for its vibrant community and stunning beaches. It's an ideal place to live for families, with its multitude of education options. It's perfect for families who enjoy days outside, or for dog owners looking for greener spaces to go for walks. Trenance Gardens and The Boating Lake is within easy reach with plenty of coffee options on the way. If you prefer higher energy pursuits in favour of gentle strolls, the Watersport options are endless! In terms of places to shop and eat, you're spoilt for choice in Newquay. The town has plenty of options to suit every palette and budget with a multitude of coffee shops, cafes and upmarket restaurants to visit, as well as an abundance of locally-owned boutiques and businesses to support.

This property, one of the largest designs at Kingsley Meade has been lovingly cared for and completely transformed, reconfigured and modernised by the current owners who have created the ultimate family home over the years. Upgrades and improvements include a kitchen replacement, new windows, creating an open plan kitchen/diner/snug, redecorating throughout, replacing the carpets and flooring and adding a log burner.

A bright and welcoming hallway greets you and guides you into this outstanding property which has a luxury feel from the moment you set foot inside the door. From the hallway, there's access to the integral double garage and the useful cloakroom/storage area, perfect for hiding away all those coats and shoes! On the left, you will find the open plan kitchen/diner/snug which has been opened up to create the ultimate social area, effortlessly connecting the whole family... There's ample space for cooking, dining and relaxing with sliding doors to the pretty side garden. Practically, the kitchen has plenty of gloss storage cupboards with a full height integrated fridge and freezer, dishwasher, double oven and gas hob. There's ample space for a family size dining table and additional space for sofas, perfect for relaxing after dinner. There's also a utility room with plenty of additional storage and plumbing for a washing machine .

The kitchen leads seamlessly into the lounge and in turn the conservatory at the rear, as you would expect both rooms are spacious, immaculately presented and have an abundance of natural light.

All four double bedrooms can be found on the first floor off from the spacious galleried landing. The larger two bedrooms have the luxury of en suite shower rooms, all presented to a brilliant standard. All four bedrooms have a generous amount of built in storage. Also, on the first floor the family bathroom is bright and exceptionally spacious featuring a corner bath a separate double shower.

Throughout this property, there's gas central heating powered by a combination boiler located in the garage which is around seven years old. All the windows are upvc double glazed and have been replaced in recent years.

Externally, at the front there's ample parking with access down both sides to the rear. To one side, you will find a pretty courtyard style garden and at the rear, the garden has a generous lawned area and a large area of decking, perfect for family BBQs and gatherings with some pretty planted borders.

In summary, family homes of this scale and quality are rare! The location, size and flawless presentation is absolutely perfect for making memories with your family, a property you will be proud to drive home to!

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- Hallway  
3.05m x 1.93m (10'0 x 6'4)
- .
- Lounge  
6.55m x 4.57m (21'6 x 15'0)
- .
- Kitchen Diner Snug  
7.24m x 6.73m max (23'9" x 22'0" max)
- .
- Conservatory  
4.95m x 4.72m (16'3 x 15'6)
- .
- Utility  
2.36m x 2.59m (7'9 x 8'6)
- .
- Bedroom 1  
7.06m x 4.14m max (23'1" x 13'6" max)
- .
- En Suite  
2.01m x 1.83m (6'7 x 6'0)
- .
- Bedroom 2  
4.60m x 4.57m (15'1 x 15'0)
- .
- En Suite  
3.35m x 1.30m (11'0 x 4'3)
- .
- Bedroom 3  
3.56m x 3.53m (11'8 x 11'7)
- .
- Bedroom 4  
2.87m x 2.64m (9'5 x 8'8)
- .
- Bathroom  
3.53m x 3.48m (11'7 x 11'5)
- .
- Double Garage  
4.95m x 4.72m (16'3 x 15'6)
- .

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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>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
<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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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