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## 1 Kingsley Court, Fraddon TR9 6PD

**£255,000**

AN ATTRACTIVE THREE BEDROOM DETACHED BUNGALOW OFFERING FLEXIBLE, WELL PRESENTED ACCOMMODATION, DRIVEWAY PARKING AND A NEAT ENCLOSED REAR GARDEN TUCKED AWAY IN A QUIET CUL DE SAC LOCATION.

PROPERTY TYPE: Bungalow - Detached

RECEPTIONS: 2 / BEDROOMS: 3 / BATHROOMS: 2

### FEATURES:

- DETACHED THREE BEDROOM BUNGALOW
- NEAT, ENCLOSED LOW MAINTENANCE GARDEN
- DRIVEWAY PARKING
- CONVENIENTLY LOCATED WITH EASY ACCESS TO THE A30
- FLEXIBLE, WELL PRESENTED ACCOMMODATION
- LOG BURNER
- LIGHT, BRIGHT AND AIRY

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#### DESCRIPTION:

Welcome to Number One Kingsley Court; a detached three bedroom bungalow located in a tucked away cul de sac at Kingsley Court. The Blue Anchor Inn is close by and many general local facilities and amenities can be found at Kingsley Village, just a couple of minutes walk away, which includes a Marks and Spencer's, Boots, TK Maxx, Starbucks, Mountain Warehouse and Next, as well as a Petrol Station and a McDonalds.

Fraddon benefits from being by-passed by the A30 providing good road communication links up and down the spine of Cornwall. The cathedral city of Truro, being the commercial and retail centre of Cornwall, is about 13 miles to the south-west, and being centrally located within Cornwall. This area provides easy access to the A30 and the larger towns of St Austell, Bodmin and Truro. The neighbouring village of Indian Queens has a Primary School and children in this area would naturally travel to Newquay for secondary education.

This property has been lovingly cared for and much improved by the current owners over the years and offers flexibility for a family who may need to offer accommodation to an older relative due to the converted and extended garage which offers an additional living room, bedroom and shower room.

A bright and welcoming hallway with a cupboard housing the water tank guides you into the living room which offers an abundance of natural light with sliding doors opening onto the front garden. At the rear, overlooking the garden, the kitchen offers a good range of white shaker style units with space for an oven and washing machine. Off from the kitchen you will find the second living room which offers access to the garden which has the added luxury of a log burner, a further bedroom and a neat and well presented shower room. (The current owners converted and extended the garage to provide temporary accommodation for a family member.)

On the other side of this deceptively spacious bungalow you will find the two remaining bedrooms. The main bedroom has built in wardrobes with a window to the rear and the smaller bedroom has a window to the side. The bathroom is presented to an immaculate modern standard and offers a corner bath with a shower over.

This property has LPG heating powered by a boiler located in the kitchen. The windows are all upvc double glazed.

Externally, at the front there's driveway parking and a pretty, well established garden. At the rear the garden is neat, fully enclosed and private. It has been beautifully maintained by the current owners with plenty of areas to enjoy the sun and the shade complimented by a garden shed and a summer house.

In summary, this property offers flexibility, a quiet yet convenient spot and very well presented accommodation.

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Hallway  
3.71m x 0.99m (12'2 x 3'3)

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Lounge  
4.57m x 3.71m (15'0 x 12'2)

.

Kitchen  
3.07m x 1.85m (10'1 x 6'1)

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Second Living Room  
4.39m x 2.67m (14'5 x 8'9)

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Bedroom 1  
3.25m x 2.82m (10'8 x 9'3)

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Bedroom 2  
2.82m x 2.06m (9'3 x 6'9)

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Bedroom 3  
4.06m x 2.34m (13'4 x 7'8)

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Bathroom  
2.34m x 1.85m (7'8 x 6'1)

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Shower Room  
1.65m x 1.12m (5'5 x 3'8)

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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) 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			
		42	62
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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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