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Chy An Pry Moorland Road, St. Columb TR9 6NE

£312,500

A TOTALLY BRILLIANT THREE STOREY FOUR BEDROOM FAMILY HOME WITH SPACIOUS OPEN-PLAN ACCOMMODATION, DRIVEWAY PARKING AND A NEAT, LOW MAINTENANCE WESTERLY FACING GARDEN WITH EASY ACCESS TO THE A30 AND THE NEIGHBOURING TOWNS AND VILLAGES.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / BEDROOMS: 4 / BATHROOMS: 2

FEATURES:

- SPACIOUS FOUR BEDROOM SEMI DETACHED FAMILY HOME
- LOW MAINTENANCE WESTERLY FACING GARDEN
- DRIVEWAY PARKING FOR TWO CARS
- OPEN PLAN LIVING
- EN SUITE BEDROOM
- PRESENTED TO A BRILLIANT STANDARD
- EASY ACCESS TO THE A30

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DESCRIPTION:

Welcome to Chy an Pry, a brilliant family home prominently positioned within the mid county village of Indian Queens which offers a good range of day to day amenities including a convenience store, a garage, a Primary School and the locally famous 'Port and Starboard' fish and chip shop!

The neighbouring villages of Fraddon and St Columb Road are within a mile or so and the A30 is approximately a 5 minute drive making a commute to Truro, Newquay, Bodmin or St Austell very accessible. The Kingsley Village shopping park offering a Marks and Spencer, Next, Starbucks and many more high street stores is just a few minutes drive away and the beautiful beaches of Newquay are about 7 miles away where you will find a vibrant array of shops, bars and cafes along with two secondary schools.

This property has been lovingly cared for by the current owners and offers spacious, open plan living areas with four generous bedrooms arranged over three floors.

A welcoming hallway with stairs to the first floor guides you into this family home where you will find a recently refurbished cloakroom on the left which has plumbing for a washing machine and contemporary tiling. On the right, the kitchen which has a window to the front offers a good range of freshly painted shaker style units with an integrated dish washer, an electric oven and hob and some on trend shelving providing plenty of useful additional storage.

The kitchen opens into the lounge diner at the rear, a brilliant family room with an attractive panelled wall and gorgeous decor with doors opening into the rear garden. The whole ground floor flows well and encourages connection with ample space for cooking, dining, relaxing and entertaining. Within the lounge, you will find a useful walk-in storage cupboard.

Three of the bedrooms can be found on the first floor, The largest has built in storage and an en suite shower room. Also, on the first floor, you will find a useful storage cupboard and the family bathroom is fully tiled and has a bath with a shower over. The remaining bedroom can be found on the second floor, a spacious grown-up space with dual aspect windows and gorgeous far reaching rural views and plenty of eaves storage.

This property has gas central heating powered by a combination boiler located in the kitchen. The windows are upvc double glazed throughout. The decor and floor coverings are modern, fresh and create a warm and welcoming feel.

Externally, at the front, there's driveway parking for two cars and at the rear the garden is private, westerly facing and low maintenance with a good size deck and an astro turfed area with a garden shed.

In summary, this property offers plenty of family friendly space, open plan living and a sunny garden, perfect for families with easy access to the A30 and the neighbouring towns and villages.

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Hallway
3.53m x 1.09m (11'7 x 3'7)

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Cloakroom
2.16m x 0.97m (7'1 x 3'2)

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Kitchen
3.43m x 2.36m (11'3 x 7'9)

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Lounge Diner
5.21m x 4.70m (17'1 x 15'5)

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Bedroom 1
3.76m x 3.12m (12'4 x 10'3)

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Bedroom 2
3.40m x 2.49m (11'2 x 8'2)

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Bedroom 3
2.13m x 2.13m (7'0 x 7'0)

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Bathroom
2.54m x 1.98m (8'4 x 6'6)

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Bedroom 4
6.83m x 3.66m (22'5 x 12'0)

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FLOORPLAN:



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		
	79	89
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	

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