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The Old Cottage Vyvyan Drive, Quintrell Downs TR8 4NF

£365,000

A GORGEOUS EXAMPLE OF A FOUR BEDROOM SEMI-DETACHED COTTAGE LOCATED ON A HIGHLY DESIRABLE, QUIET ESTATE WITHIN QUINTRELL DOWNS WITH A GENEROUS FULLY ENCLOSED SOUTHERLY FACING GARDEN, AND OFF ROAD PARKING FOR TWO CARS, PRESENTED TO A SUPERB STANDARD AND OFFERED WITH NO ONWARD CHAIN

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 2 / BEDROOMS: 4 / BATHROOMS: 2

FEATURES:

- DECEPTIVELY SPACIOUS FOUR BEDROOM COTTAGE
- AIR SOURCE HEAT PUMP WITH UNDER FLOOR HEATING
- SOUTHERLY FACING ENCLOSED AND PRIVATE REAR GARDEN
- DRIVEWAY PARKING FOR TWO/THREE CARS
- GROUND FLOOR SHOWER ROOM AND FIRST FLOOR BATHROOM
- QUIET, TUCKED AWAY LOCATION
- NO ONWARD CHAIN
- MAINS ELECTRIC, WATER AND DRAINAGE

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DESCRIPTION:

Welcome to The Old Cottage, a deceptively spacious four bedroom family home located on Vyvyan Drive, on the edge of Newquay. This estate is as popular as ever, appealing to many different buyers with a mixture of well presented bungalows and houses. Within Quintrell Downs, there's a Spar shop with a Post Office, three family friendly pubs, a regular bus service and a train station. Newquay Garden Centre is a few minutes drive away and has a very popular cafe. A few minutes further towards Newquay, you will find the new and super popular Rems Cafe and the increasingly popular Duchy development of Nansledan which has an exciting array of coffee shops, a Montessori Nursery and brand new retail outlets. More and more businesses are opening at Nansledan and it has become a very popular destination for shopping and socialising. The closest Primary School is at Nansledan and Treviglas Academy is approximately two miles away.

This semi detached cottage oozes kerb appeal and is full of charm and character with the benefit of many modern features including under floor heating throughout.

A welcoming and spacious hallway with stairs to the first floor guides you into this property. On the left, you will find a ground floor shower room which has plumbing for a washing machine. presented to a superb standard with a double shower. On the other side of the hallway, there's a double bedroom with a window to the front.

At the rear, the kitchen diner is a brilliant family room with generous space for the whole family to relax, cook and dine. This area is particularly social opening into a sun room which would make a great living room depending on your family requirements. Practically , the cream gloss kitchen has an electric cooker and hob with space for a fridge freezer. With doors opening into the garden, the sun room has triple aspect windows offering an abundance of natural light, the perfect spot to sit back, admire the garden and listen to the birds sing!

The remaining three bedrooms can be found on the first floor; there's two generous doubles and a single. All are a good size and presented to a great standard with fresh, neutral decor. Also on the first floor, there's an airing cupboard housing the boiler and the family bathroom which has a bath and a separate shower finished with pebble effect tiles.

This property has an Air Source heat pump with under floor heating throughout. The windows are upvc oak effect throughout.

Externally, at the front, there's driveway parking for two/three cars with access to the rear which is south facing, private and fully enclosed. The garden is neat and low maintenance with a patio and a lawned area, perfect for relaxing in the sun, family BBQs and big enough for children to run around and play.

In summary, if you're looking for a low maintenance, energy efficient 'turn key' family home on the edge of Newquay, you need look no further! This property ticks all the boxes!

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Hallway
2.90m x 2.34m (9'6 x 7'8)

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Shower Room
2.46m x 1.96m (8'1 x 6'5)

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GF Bedroom
3.56m x 3.18m (11'8 x 10'5)

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Kitchen Diner
6.48m x 5.64m (21'3 x 18'6)

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Sun Room/Living Room
3.45m x 2.95m (11'4 x 9'8)

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Bedroom 1
4.09m x 3.51m (13'5 x 11'6)

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Bedroom 2
3.66m x 3.10m (12'0 x 10'2)

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Bedroom 3
3.51m x 2.29m (11'6 x 7'6)

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Bathroom
2.24m x 1.65m (7'4 x 5'5)

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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			
England & Wales	EU Directive 2002/91/EC	69	82

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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