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31 Fairview Park, St. Columb TR9 6TN

£325,000

A BRILLIANT FOUR BEDROOM FAMILY HOME LOCATED IN THE POPULAR DEVELOPMENT OF FAIRVIEW PARK. THIS PROPERTY OFFERS SPACIOUS, VERY WELL PRESENTED FAMILY FRIENDLY ACCOMMODATION WITH A SUNNY REAR GARDEN, A CONSERVATORY AND EN SUITE MAIN BEDROOM.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 2 / **BEDROOMS:** 4 / **BATHROOMS:** 3

FEATURES:

- FOUR BEDROOM SEMI DETACHED FAMILY HOME
- MAIN BEDROOM ENSUITE WITH A DRESSING AREA AND PLENTY OF STORAGE
- SUNNY REAR GARDEN
- PARTLY CONVERTED GARAGE AND DRIVEWAY PARKING
- WELL LOCATED WITHIN MID-CORNWALL WITH EASY ACCESS TO THE A30
- VERY WELL PRESENTED THROUGHOUT
- IDEAL FOR A GROWING FAMILY

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DESCRIPTION:

Welcome to Number Thirty One Fairview Park; a very well presented four bedroom family home with a conservatory, sunny garden and ample driveway parking... It's within easy reach of many general local facilities and amenities which can be found at Kingsley Village, about a mile 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.

The nearby village of 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.

A useful porch guides you into the living room at the front of the property, a brilliant family size room with ample space for plenty of furniture with practical laminate flooring and modern, neutral decor. From the lounge, you will find the dining room and conservatory which gives direct access to the garden. A great addition providing a useful additional reception room, the perfect spot to sit in the sunshine admiring the garden.

On the other side, the kitchen offers a good range of beech effect units with an integrated oven and gas hob and space for a dish washer. There's also a utility room with space and plumbing for the washing machine and tumble dryer and a tall fridge freezer. From the utility room you will discover the integral garage which has been split to create a useful store room/gamers room leading into the original garage which is big enough for the storage of bikes/surfboards etc.

All four bedrooms can be found on the first floor, there's three doubles and a single with the largest having the luxury of a spacious modern en suite and a dressing area with ample built in mirrored storage. The family bathroom has a window to the rear and offers a bath with a shower over and all the bedrooms are carpeted and decorated to a good modern standard and all have built in storage apart from bedroom four. Off from the landing there's access to the loft and a useful storage cupboard.

This property has gas central heating and upvc double glazing throughout. The combination boiler is located in the store room and was replaced in 2019.

Externally, at the front, there's ample driveway parking for two/three cars with access to the rear and the garden at the rear enjoys plenty of sunshine and laid mainly to lawn with some well established plants and shrubs offering a good degree of privacy. There's also a patio area big enough for a table and chairs off from the conservatory.

In summary, this property is ideal for a growing family with plenty of space downstairs and generous bedrooms, located in a very convenient location with easy access to the A30.

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Lounge
4.72m x 4.70m (15'6 x 15'5)

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Kitchen
2.49m x 2.34m (8'2 x 7'8)

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Dining Room
2.34m x 2.18m (7'8 x 7'2)

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Conservatory
2.97m x 2.36m (9'9 x 7'9)

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Utility
2.36m x 2.34m (7'9 x 7'8)

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Bedroom 1
5.49m x 2.39m (18'0 x 7'10)

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Bedroom 2
3.18m x 2.95m (10'5 x 9'8)

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Bedroom 3
2.95m x 2.74m (9'8 x 9'0)

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Bedroom 4
1.98m x 1.70m (6'6 x 5'7)

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Bathroom
1.75m x 1.68m (5'9 x 5'6)

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Store Room
4.27m x 2.36m (14'0 x 7'9)

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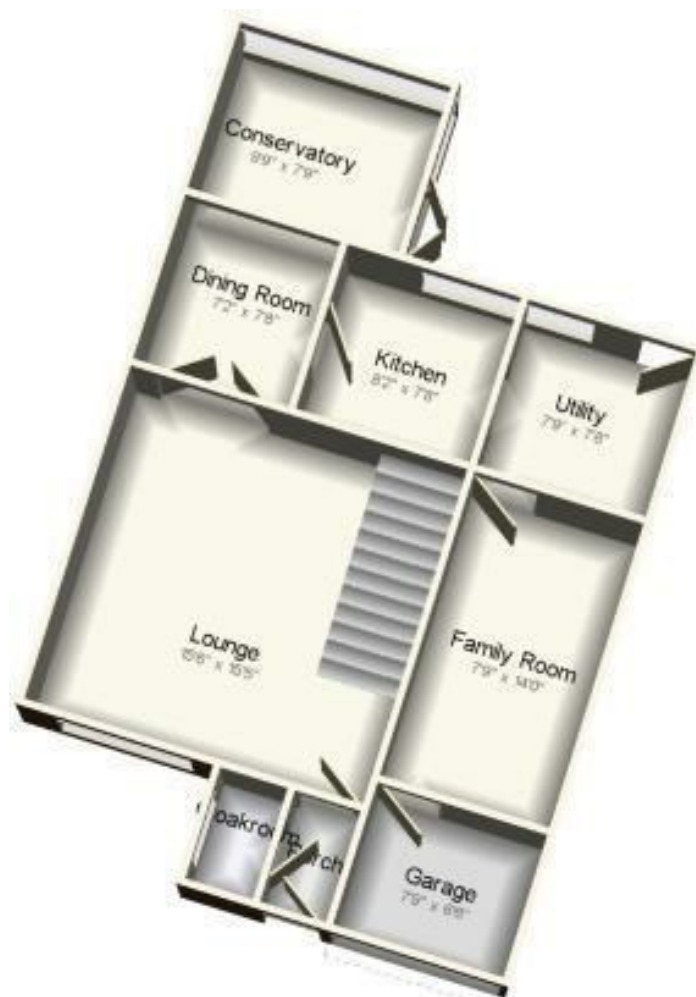
Small Garage
2.36m x 1.98m (7'9 x 6'6)

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FLOORPLAN:



Ground Floor



1st Floor

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) 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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