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## 5 Figgy Road, Newquay TR8 4WB

**£285,000**

A GORGEOUS EXAMPLE OF A THREE BEDROOM SEMI-DETACHED HOUSE LOCATED ON A HIGHLY DESIRABLE, MODERN DEVELOPMENT WITHIN QUINTRELL DOWNS WITH A FULLY ENCLOSED GARDEN, AND OFF ROAD PARKING FOR TWO CARS, PRESENTED TO A SUPERB STANDARD WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / BEDROOMS: 3 / BATHROOMS: 3

### FEATURES:

- THREE BEDROOM SEMI DETACHED HOUSE
- IMMACULATELY PRESENTED THROUGHOUT
- ENCLOSED REAR GARDEN
- AIR SOURCE HEAT PUMP
- DRIVEWAY PARKING FOR TWO CARS
- MAIN BEDROOM EN SUITE
- NO ONWARD CHAIN

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#### DESCRIPTION:

Welcome to Number Five Figgy Road, well located opposite a large green area within one of Newquay's newest developments on the edge of Newquay. This estate has quickly become a very popular location appealing to many different buyers, offering contemporary homes with the latest energy efficient technology. Within Quintrell Downs, there's a Spar shop and three family friendly pubs. A few minutes further towards Newquay is the increasingly popular Duchy development of Nansledan which has an exciting array of coffee shops and brand new retail outlets. More and more businesses are opening at Nansledan and it will soon become a very popular destination for shopping and socialising. The closest Primary School is at Nansledan and Treviglas Academy is approximately two miles away.

A spacious and welcoming hallway with stairs to the first floor, a cloakroom and a useful storage cupboard guides you into this property. On the right, with a window to the front overlooking the green, the kitchen diner offers a good range of cream gloss units with an integrated electric oven and hob with space for a fridge freezer and washing machine. There's ample space for a dining table and plenty of natural light with an attractive outlook overlooking the green.

The lounge at the rear is a generous size with doors opening into the rear garden. This is a great family size room with plenty of space for the whole family to relax.

All three bedrooms can be found on the first floor, all are presented to a high standard with good quality modern fresh decor and carpets. The main bedroom overlooks the garden at the rear and has the luxury of an en suite shower room. Also on the first floor, you will find the family bathroom with a bath and shower over and a cupboard housing the water tank. There's also access to the loft which is partly boarded.

This property has an air source heat pump for heating and upvc double glazing throughout.

Externally, there's driveway parking for two cars and a neat, low maintenance rear garden with a patio, a shed and a lawned area with some pretty planted borders and access to the parking area.

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 and is offered with no onward chain!

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Hallway  
5.46m x 1.04m (17'11 x 3'5)

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Kitchen Diner  
4.98m x 2.36m (16'4 x 7'9)

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Lounge  
4.62m x 3.56m (15'2 x 11'8)

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Cloakroom  
1.96m x 0.81m (6'5 x 2'8)

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Bedroom 1  
4.19m x 2.36m (13'9 x 7'9)

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En Suite  
1.65m x 1.40m (5'5 x 4'7)

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Bedroom 2  
3.05m x 2.34m (10'0 x 7'8)

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Bedroom 3  
3.10m x 2.06m (10'2 x 6'9)

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Bathroom  
2.03m x 1.96m (6'8 x 6'5)

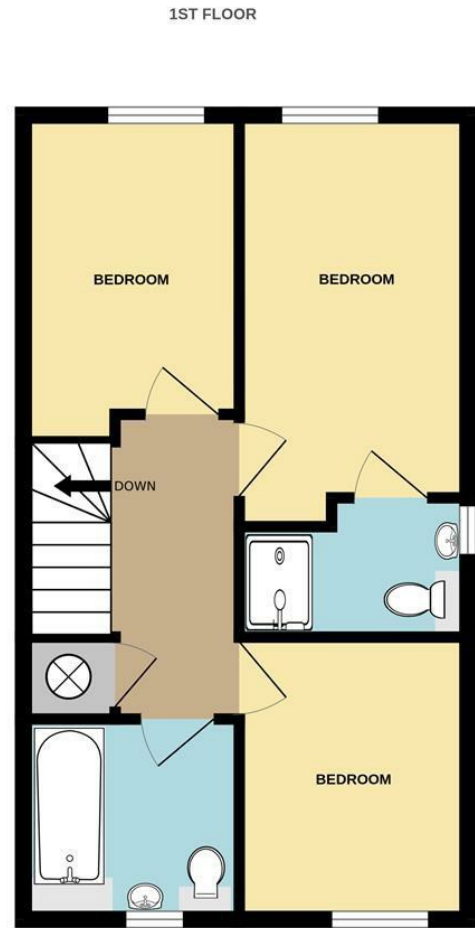
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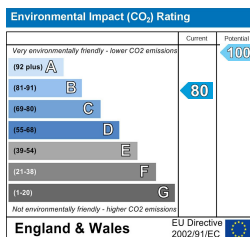
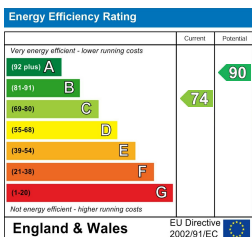
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FLOORPLAN:



Measurements are approximate. Not to scale. Illustrative purposes only  
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