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Rushford St. Columb TR9 6QR

£350,000

A HANDSOME FOUR BEDROOM FAMILY HOME PRESENTED TO AN OUTSTANDING STANDARD WITH SPACIOUS, BRIGHT ACCOMMODATION, A GENEROUS GARDEN AND AMPLE PARKING, THIS PROPERTY OOZES CHARM AND IS FULL OF CHARACTER YET OFFERS MANY MODERN FEATURES.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 2 / BEDROOMS: 4 / BATHROOMS: 2

FEATURES:

- EXCEPTIONAL FOUR BEDROOM FAMILY HOME
- GENEROUS REAR GARDEN
- AMPLE DRIVEWAY PARKING
- BRILLIANT FAMILY FRIENDLY RECEPTION ROOMS
- MANY CHARMING, ORIGINAL FEATURES
- PLENTY OF STORAGE
- UTILITY/CLOAKROOM
- EASY ACCESS TO THE A30
- EPC TO FOLLOW

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DESCRIPTION:

Welcome to 'Rushford' a handsome four bedroom family home with spacious, immaculately presented accommodation, a generous garden, ample parking and plenty of storage... 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.

The current owners have resided in this property for 18 years, real testimony to what a great home it is! Over the years, it has been much improved, modernised and reconfigured to offer bright and spacious accommodation over three floors.

A useful entrance porch opens into a welcoming hallway with original tiling and stairs to the first floor. From here, you will be guided into the dual aspect lounge which has a gas fire and doors opening to the rear and a gorgeous bay window to the front. This is a brilliant family room with plenty of space for the whole family to relax at the end of the day. Towards the rear, you will find a dining room with a window to the side, a bright, warm space thanks to the southerly window leading into the kitchen which offers a good range of white shaker units with space for an oven, fridge freezer and dish washer. This part of the property is social and offers plenty of space for cooking, dining and relaxing. At the rear, you will find a utility room with space and plumbing for a washing machine and tumble dryer with a WC.

Three of the bedrooms can be found on the first floor. The two larger bedrooms have an original feature fire place and all are presented to a superb standard. Also, on the first floor, you will find the main family bathroom which has the luxury of a bath and separate shower cubicle. There's also a large storage cupboard. The remaining bedroom can be found on the second floor, a generous double with a velux window to the front and rear. This bedroom is served by a neat en suite shower room finished with aqua panelling. There's a further storage cupboard just outside this bedroom along with plenty of eaves storage.

This property has gas central heating powered by a combination boiler (installed in 2021) located in the main bathroom cupboard. It is presented to the highest standard throughout with original doors and hallway tiling, good quality carpets and immaculate decor.

Externally, to the side, there's driveway parking for up to four cars along with a sunny patio area and a garden store. A few steps lead up to the rear garden where you will find a lawned area and some well established shrubs and plants with a garden shed.

In summary, this really is the ultimate family home! Conveniently located with spacious accommodation and ready to move in to!

Hallway
4.98m x 1.45m (16'4 x 4'9)

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Lounge
6.71m x 3.86m (22'0 x 12'8)

Kitchen
3.40m x 3.15m (11'2 x 10'4)

Dining Room
3.84m x 2.44m (12'7 x 8'0)

Cloakroom/Utility
3.40m x 1.55m (11'2 x 5'1)

Bedroom 1
3.68m x 3.38m (12'1 x 11'1)

Bedroom 2
3.53m x 2.90m (11'7 x 9'6)

Bedroom 3
2.34m x 1.68m (7'8 x 5'6)

Bathroom
3.45m x 2.31m (11'4 x 7'7)

2nd Floor Bedroom
4.19m x 2.51m (13'9 x 8'3)

En Suite
2.03m x 1.22m (6'8 x 4'0)

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FLOORPLAN:



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024

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		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(02-10) A		
	(11-20) B		
	(21-30) C		
	(31-40) D		
	(41-50) E		
	(51-60) F		
Not environmentally friendly - higher CO ₂ emissions	(61-70) G		
England & Wales		EU Directive 2002/91/EC	

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