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25 Oxley Vale, Newquay TR7 3DU

£275,000

AN IMMACULATELY PRESENTED THREE BEDROOM FAMILY HOME LOCATED IN THE MOST SOUGHT AFTER PART OF TREVENSON MEADOWS AWAY FROM PASSING TRAFFIC, CLOSE TO THE LUSH GREEN AND THE POND WITH A NEAT LOW MAINTENANCE GARDEN AND TWO ALLOCATED PARKING SPACES.

PROPERTY TYPE: House - End Terrace

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 3

FEATURES:

- THREE BEDROOM SLATE HUNG FAMILY HOME
- AWAY FROM PASSING TRAFFIC CLOSE TO THE GREEN AND POND
- TWO ALLOCATED PARKING SPACES
- MAIN BEDROOM EN SUITE
- NEAT, LOW MAINTENANCE GARDEN

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DESCRIPTION:

This lovely family home is located at Trevenson Meadows which is a modern development on the edge of Newquay with easy access to many beaches, the North Cornwall coast path and the main town. This popular development comprises of a mixture of attractive houses, apartments and coach houses with a green area and for all to enjoy. Tretherras Academy is approximately ten minutes walk and the nearest Primary School, St Columb Minor Academy is a five minute drive away. Chester Road is within easy reach and the main town of Newquay is about two miles away.

This attractive, well maintained slate hung property was built in 2016 and occupies a quiet spot in Oxley Vale by the pond and lush green away from any passing traffic. It is in excellent condition throughout with spacious, well laid out accommodation over two floors, ideal for families. There is an abundance of natural light and the decor and floor coverings are modern and fresh. There are many upgrades and improvements including upgraded tiling, glazed doors and the recent addition of a 'Media Wall' in the living room.

A welcoming entrance hallway with a cloakroom guides you into the kitchen which is at the front of the property. The kitchen has a generous range of modern cream units with an integrated electric oven and gas hob, space for a washing machine and fridge freezer. There's space for a small table or breakfast bar within the kitchen ideal for a quick cup of coffee or breakfast on the run.

The lounge at the rear is spacious and decorated in modern, light colours with French doors giving access to the garden. This is a great family room with ample space for plenty of lounge and dining furniture. Within the lounge there is a large storage cupboard and the current owners have recently installed a 'Media Wall' offering additional storage.

All three bedrooms can be found on the first floor where there are two doubles and a single. The main bedroom features an ensuite shower room with a family bathroom serving the other two. Both bathrooms are presented to an immaculate standard with attractive, modern tiling. Off from the landing area, there is a shelved airing cupboard and access to the loft.

This property has upvc double glazing and gas central heating powered by a combination boiler located in the kitchen.

Externally, the garden at the rear is low maintenance and easterly facing with an area to the side big enough for a shed. It is particularly private and enclosed... a real sun trap with an area of composite decking, patio and astro turf along with a Summer House. There is also access to the rear where you will find two allocated parking spaces.

At Trevenson Meadows, there is an Estate Charge of around £150.00 per annum.

In summary, this gorgeous family home has a contemporary, stylish feel and is located in a convenient, tucked away location with a low maintenance garden in the most desirable part of Trevenson Meadows. It is ideal for families and those looking for a 'turn key' property in immaculate condition.

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Hallway
3.51m x 1.24m (11'6 x 4'1)

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Kitchen
3.5m x 2.7m (11'5" x 8'10")

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Cloakroom
2.06m x 0.84m (6'9 x 2'9)

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Lounge Diner
4.88m x 4.50m (16'0 x 14'9)

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Bedroom 1
3.28m x 2.79m (10'9 x 9'2)

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Bedroom 2
3.28m x 2.79m (10'9 x 9'2)

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Bedroom 3
2.08m x 1.98m (6'10 x 6'6)

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Bathroom
2.08m x 1.98m (6'10 x 6'6)

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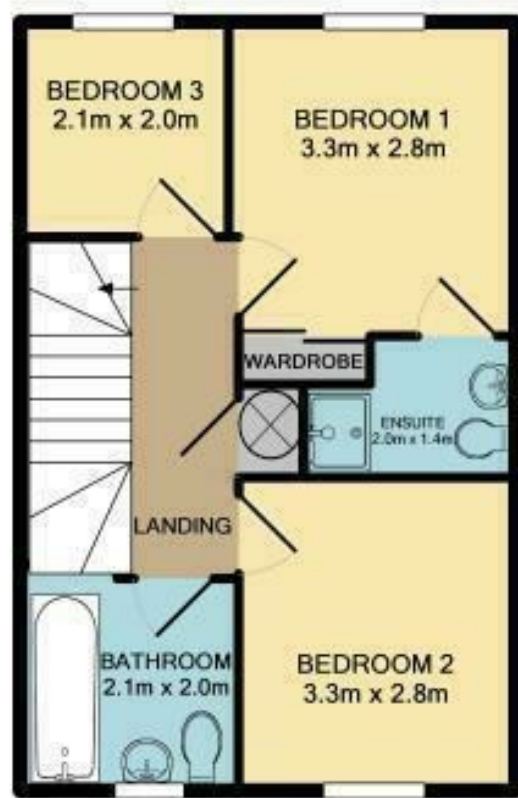
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FLOORPLAN:



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-101) A		94
	(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		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(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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