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20 West Road, Newquay TR8 4LD

£450,000

AN EXCEPTIONALLY SPACIOUS FIVE BEDROOM DETACHED FAMILY HOME WITH AMPLE DRIVEWAY PARKING, A NEAT ENCLOSED REAR GARDEN AND FLEXIBLE ACCOMMODATION FINISHED TO A SUPERB STANDARD, OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / **BEDROOMS:** 5 / **BATHROOMS:** 2

FEATURES:

- DETACHED FIVE BEDROOM FAMILY HOME
- AMPLE DRIVEWAY PARKING
- PRESENTED TO A BRILLIANT HIGH STANDARD THROUGHOUT
- FLEXIBLE, SPACIOUS ACCOMMODATION
- NO ONWARD CHAIN
- WELL POSITIONED FOR EASY ACCESS IN AND OUT OF NEWQUAY
- WITHIN EASY REACH OF THE POPULAR VILLAGE AMENITIES
- EASY ACCESS TO MAIN ROUTE BUS STOPS AND THE TRAIN STATION
- EPC TO FOLLOW

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DESCRIPTION:

Welcome to Number Twenty West Road, an impressive, up-to-date standalone family home offering well-balanced, spotless contemporary accommodation that's great for larger families boasting five roomy double bedrooms. It sits on a good-sized plot with nice enclosed gardens and plenty of parking space. What's more, it's just a stone's throw from village amenities, while also being on the edge of Newquay town.

Quintrell Downs sits on the east edge of Newquay about three miles from the busy town centre. The village moves at a slower pace but still has good everyday amenities. These include three well-liked village pubs, a handy local village store with a post office, and a lovely park and recreational ground. If you enjoy a long walk with pretty country views, you can reach Newquay on foot. The area has a popular pre-school and falls within the catchment for well-regarded Newquay Schools, including the new Nansledan Primary. Quintrell Downs provides great daily transport options with a local village bus service and train platform. It also allows easy access to main 'A' roads making for a quick drive to many nearby towns and Truro, the cathedral city. More and more people want to live in Quintrell Downs, and West Road stands out as one of its most exclusive, in-demand areas. There are bus stops within a few minutes walk and a train station giving access to Par and Newquay town centre.

A bright and welcoming entrance guides you into this property where you will find a gorgeous oak and glass staircase offering access to the first floor. The lounge, which has a window to the front is a great size with the luxury of a log burner and an abundance of natural light. The dual aspect kitchen at the rear offers a generous range of white gloss units with an integrated eye level oven and microwave, hob and dishwasher. With plenty of space for a family size dining table, this is the ultimate family area, perfect for entertaining with doors opening into the garden.

Also, on the ground floor, you will find three double bedrooms and an immaculately presented shower room. The remaining two double bedrooms can be found on the first floor with a separate wc and family bathroom complimented by attractive grey tiling. There's plenty of storage in the eaves on both sides.

This property was fully refurbished in 2022 and has been lovingly cared for ever since. The decor and carpets are all in great condition. There's LPG gas for cooking on the hob in the kitchen and central heating powered by a boiler located in the outdoor utility room. Externally, to one side, you will find the outdoor utility which offers plumbing for a washing machine. The rear garden is a blank canvas, ready for the new owner to put their own stamp on. It's neat and flat with a lawned area and plenty big enough for children to play and parents to relax in the sunshine. At the front, there's plenty of driveway parking with access to the rear where you will find a generous side area large enough for a shed.

In summary, this stylish family home offers huge flexibility with multiple ground floor rooms that could be utilised as additional reception rooms depending on your family requirements. It's turn-key ready and offered with no onward chain.

Hallway
8.13m x 1.75m (26'8 x 5'9)

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Lounge
4.83m x 3.61m (15'10 x 11'10)

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Kitchen
4.98m x 3.61m (16'4 x 11'10)

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External Utility
4.62m x 1.37m (15'2 x 4'6)

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Ground Floor Bedroom 1
3.61m x 3.02m (11'10 x 9'11)

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Ground Floor Bedroom 2
3.63m x 3.07m (11'11 x 10'1)

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Ground Floor Bedroom 3
3.02m x 2.74m (9'11 x 9'0)

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Ground Floor Shower Room
1.93m x 1.70m (6'4 x 5'7)

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First Floor Bedroom 4
4.47m" x 3.30m" (14'8" x 10'10")

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First Floor Bedroom 5
4.80m x 2.82m (15'9 x 9'3)

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Separate WC
1.14m x 1.09m (3'9 x 3'7)

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Bathroom
2.51m x 1.42m (8'3 x 4'8)

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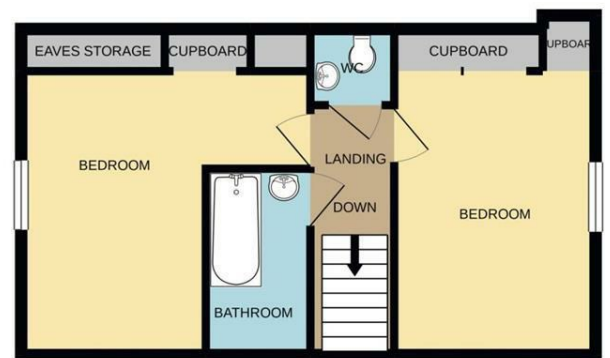
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FLOORPLAN:

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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			
(92-100) 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		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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