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7 Lyons Court, Newquay TR7 3FF

£300,000

AN EXCEPTIONALLY WELL PRESENTED FOUR BEDROOM SEMI DETACHED FAMILY HOME PRESENTED TO THE HIGHEST STANDARD WITH A LOW MAINTENANCE GARDEN AND ALLOCATED PARKING LOCATED WITHIN THE EVER POPULAR TREVENSON MEADOWS ESTATE.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / **BEDROOMS:** 4 / **BATHROOMS:** 2

FEATURES:

- FOUR BEDROOM FAMILY HOME
- LOW MAINTENANCE ENCLOSED GARDEN
- ALLOCATED PARKING
- VERY WELL PRESENTED
- MAIN BEDROOM EN SUITE
- EASY WALKING DISTANCE TO TRETHERAS SCHOOL
- POPULAR FAMILY FRIENDLY ESTATE
- HEATED TOWEL RAILS IN BOTH BATHROOMS
- POSITIONED JUST OPPOSITE THE GREEN AREA

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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 coast path and the town. This popular development comprises of a mixture of attractive houses, apartments and coach houses with a green area and play park in the middle for all to enjoy. Tretherras Academy is approximately 10 minutes walk and the nearest Primary School, St Columb Minor Academy is a 5 minute drive away. Chester Road is within easy reach and the main town of Newquay is about 2 miles away.

This immaculately presented property has been lovingly cared for by the current owners and offers spacious, family friendly accommodation. There is an abundance of natural light throughout the entire house and the decor and floor coverings are modern and fresh.

A spacious entrance hallway with a cloakroom, under-stairs cupboard and stairs to the first floor guides you into this family home where you will find the kitchen/diner on the left with a door leading to the rear garden. Practically, the kitchen diner offers a generous range of modern, white units with space for a fridge freezer and an integrated washing machine and dish washer. There's also an integrated double oven and gas hob.

The bright and spacious dual aspect lounge is flawlessly presented with doors opening into the rear garden, ideal for those with younger children. It has a cosy, warm feel with plenty of space for the whole family to relax in front of a film after a long day.

All four bedrooms can be found on the first floor. The main bedroom features a beautifully tiled en suite shower room with a family bathroom with a bath and shower over serving the other three. Off from the main bedroom, there is access to the loft which has a loft ladder and is partly boarded.

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 neat and low maintenance. It's fully enclosed with gated access to the rear. There's also allocated parking at the front.

At Trevenson Meadows, there is an Estate Charge of around £134.00 per annum.

In summary, this gorgeous family home is spacious, immaculately presented inside and out with a low maintenance garden and allocated parking. It is ideal for families and those looking for a home in a very convenient location close to schools and Porth Beach.

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Hallway
3.73m x 2.36m irregular shape (12'3 x 7'9 irregular shape)

Lounge
4.93m x 3.43m (16'2 x 11'3)

Kitchen Diner
4.93m x 3.43m (16'2 x 11'3)

Cloakroom
1.63m x 1.63m (5'4 x 5'4)

Bedroom 1
3.51m x 3.15m (11'6 x 10'4)

En Suite
1.68m x 1.57m (5'6 x 5'2)

Bedroom 2
3.12m x 2.82m (10'3 x 9'3)

Bedroom 3
3.12m x 2.01m (10'3 x 6'7)

Bedroom 4
2.01m x 1.98m (6'7 x 6'6)

Bathroom
1.96m x 1.70m (6'5 x 5'7)

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FLOORPLAN:

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-101) A		79 90
	(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	(92-101) 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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