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Roseville Parkenbutts, Newquay TR7 3HE

£360,000

A FOUR BEDROOM SEMI DETACHED DORMER BUNGALOW WITH EXCEPTIONALLY SPACIOUS ACCOMMODATION, AMPLE DRIVEWAY PARKING AND A NEAT ENCLOSED REAR GARDEN LOCATED IN A QUIET TUCKED AWAY PART OF ST COLUMB MINOR VILLAGE WITHIN EASY WALKING DISTANCE OF PORTH BEACH, PRIMARY AND SECONDARY SCHOOLS AND DAILY AMENITIES. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Semi-Detached

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

FEATURES:

- FOUR BEDROOM SEMI DETACHED DORMER BUNGALOW
- AMPLE DRIVEWAY PARKING
- NEAT, ENCLOSED REAR GARDEN
- CONSERVATORY
- EN SUITE MAIN BEDROOM
- NO ONWARD CHAIN
- TWO GROUND FLOOR BEDROOMS
- GENEROUS KITCHEN DINER
- WELL PRESENTED THROUGHOUT

01637 877754

info@momovenewquay.co.uk

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DESCRIPTION:

Welcome to Roseville, a four bedroom dorma bungalow located in a tucked position close to the Church in a peaceful part of the village on Parkenbutts. This modern property offers ample parking, spacious living accommodation and a neat enclosed rear garden.

The village of St Columb Minor is quaint, popular and steeped in history. It lies approximately two miles from the main town of Newquay and has a good range of day to day amenities including a Co-op, a post office, a barbers and a popular family friendly pub. The community within St Columb Minor is thriving, within the village there is a beautiful 15th Century Church, a very well regarded Primary School and Treviglas Academy for secondary education. The nearest beach is at Porth and is popular with families being sheltered by headlands on both sides. It is approximately a fifteen minute walk away and you will find a family friendly pub on the beach and a number of cafes.

A spacious entrance hallway with stairs to the first floor guides you into this property where you will find the lounge on the left and a ground floor bedroom on the right, with windows to the front. Also on the ground floor, there's a further bedroom with a window to the rear and a bathroom. At the rear, the kitchen is a generous size with a good range of units with space for a range style oven, a fridge freezer and a washing machine. Off from the kitchen, you will find a utility room leading into a conservatory with access to the garden.

The remaining two bedrooms can be found on the first floor along with an en suite shower room off from the main bedroom.

This property has gas central heating and upvc double glazed windows throughout. There's ample parking on a private driveway at the front and at the rear, you will find a neat, low maintenance garden.

In summary, this property offers plenty of space and flexibility and is located in a quiet, tucked away part of St Columb Minor with the added benefit of no onward chain.

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Lounge
4.24m x 3.63m (13'11 x 11'11)

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Kitchen
5.08m x 3.30m (16'8 x 10'10)

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Utility
3.30m x 2.57m (10'10 x 8'5)

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Conservatory
3.25m x 2.29m (10'8 x 7'6)

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Bathroom
2.31m x 1.78m (7'7 x 5'10)

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Bedroom 2
3.66m x 3.15m (12'0 x 10'4)

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Bedroom 4
3.38m x 3.18m (11'1 x 10'5)

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Bedroom 1
5.11m x 3.28m (16'9 x 10'9)

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En Suite
2.46m x 1.75m (8'1 x 5'9)

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Bedroom 3
3.33m x 3.30m (10'11 x 10'10)

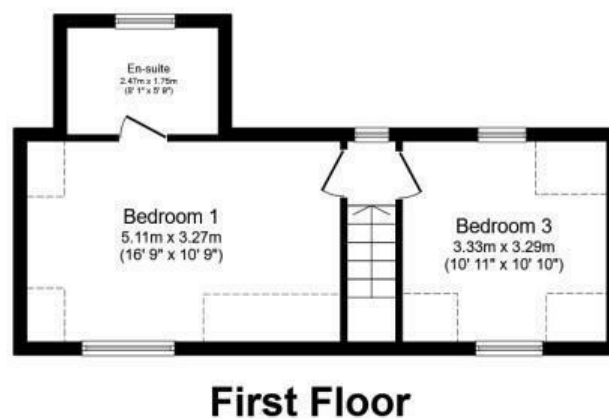
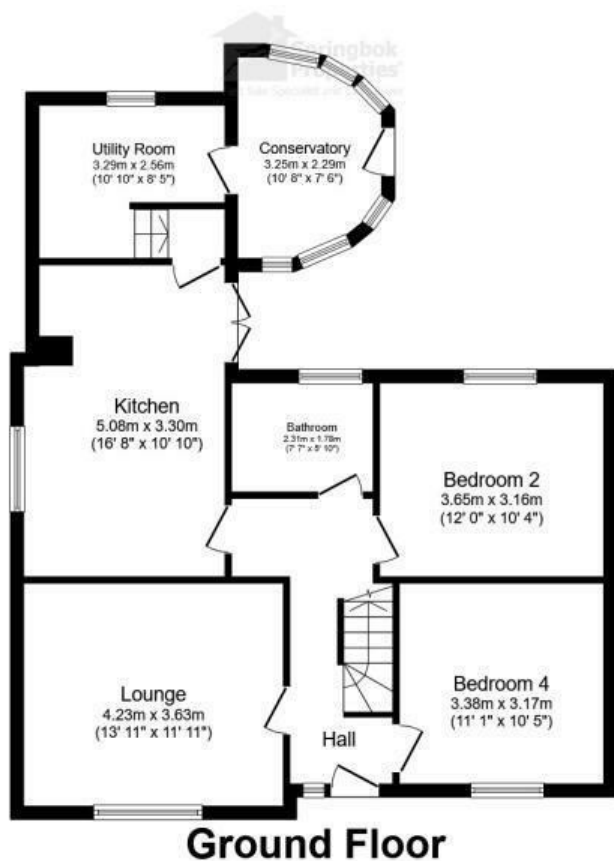
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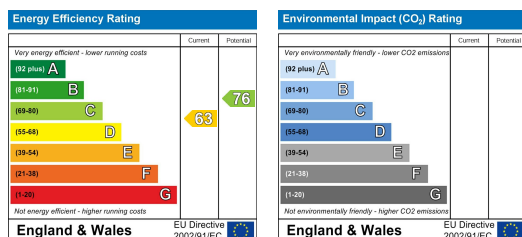
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FLOORPLAN:



Total floor area 119.4 m² (1,286 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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