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## 16 Listry Road, Newquay TR7 2DS

**£335,000**

A DECEPTIVELY SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE WITH A LARGER THAN AVERAGE LAWNED GARDEN, DRIVEWAY PARKING AND A GARAGE THIS PROPERTY IS WELL LOCATED WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE, SCHOOLS AND MANY BEACHES.

**PROPERTY TYPE:** House - Semi-Detached

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

### FEATURES:

- THREE BEDROOM SEMI DETACHED FAMILY HOME
- EXCEPTIONALLY LARGE SOUTHERLY FACING REAR GARDEN
- GARAGE AND PARKING
- WALKING DISTANCE TO SCHOOLS, SHOPS AND BEACHES
- SPACIOUS AND BRIGHT THROUGHOUT
- OUTDOOR UTILITY
- PERFECT FOR FAMILIES
- VERY WELL PRESENTED THROUGHOUT

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#### DESCRIPTION:

Welcome to Number Sixteen Listry Road; a deceptively spacious family home located in a very well positioned residential street within easy reach of the town centre and only a few minutes walk to Trenance Learning Academy and Newquay Junior School. Just a short stroll down the hill you will find the picturesque Trenance Gardens where there is a beautiful rose garden and the boating lake all complimented by a backdrop of beautiful trees. This area offers something for the whole family, including a play ground and park for the little ones, the Heron Tennis Centre and Waterworld Leisure Centre, as well as the outdoor skate park and trampoline park. There are also a couple of highly regarded cafes.

This property offers well proportioned accommodation presented to great standard ...there's a driveway, plenty of outdoor storage and a large, flat lawned garden. Upon entering this property, you are greeted by a porch offering plenty of storage for coats and shoes leading into a bright hallway with stairs to the first floor and a useful cupboard. The living room on the left has a window to the front and is bright and spacious with practical laminate flooring.

At the rear, the kitchen diner is a brilliant family space with a door to the side and French doors to the rear. There's ample space for a family size dining table and an array of light blue gloss units with an integrated dish washer, NEFF double oven, electric induction hob. The kitchen offers a huge amount of natural light and is ideal for families with young children who can play in the garden whilst you can keep an eye on them!

All three bedrooms can be found on the first floor, there's two doubles and a single, the two larger rooms have built in storage and all three are decorated and carpeted to a great modern standard. Off from the landing, you will find the family bathroom complete with a bath and shower over. There's also a useful storage cupboard and access to the loft.

This property has gas central heating powered by a combination boiler located in the kitchen. The windows are upvc double glazed throughout.

Externally, at the front, there's driveway parking for one car and access to the garage which has power. There's a neat, low maintenance garden to the front and at the rear, the garden faces southerly, is predominantly flat and is exceptionally large...perfect for families who love the outdoors. There's a utility store with plumbing for a washing machine and an additional shed.

In summary, this property offers space, a great standard of accommodation, a brilliant garden, parking and a garage and is located in an exceptionally convenient and desirable location with easy walking distance to many shops, beaches and schools.

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Porch

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Hallway

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Lounge

4.04m x 3.66m (13'3 x 12'0)

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Kitchen Diner

5.66m x 3.20m (18'7 x 10'6)

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Bedroom 1

3.96m x 3.68m (13'0 x 12'1)

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Bedroom 2

3.68m x 2.79m (12'1 x 9'2)

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Bedroom 3

3.05m x 1.96m (10'0 x 6'5)

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Bathroom

1.93m x 1.65m (6'4 x 5'5)

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Utility Store

3.10m x 2.39m (10'2 x 7'10)

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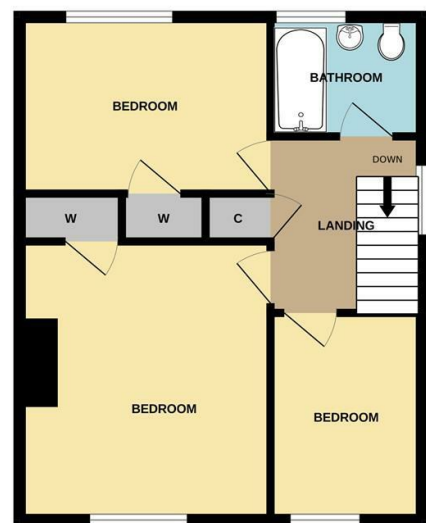
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## FLOORPLAN:

GROUND FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1038 sq.ft. (96.4 sq.m.) approx.

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 | (92-101) <b>A</b> |                         | <b>86</b> |
|                                             | (81-91) <b>B</b>  |                         |           |
|                                             | (69-80) <b>C</b>  |                         |           |
|                                             | (55-68) <b>D</b>  |                         |           |
|                                             | (39-54) <b>E</b>  |                         |           |
|                                             | (21-38) <b>F</b>  |                         |           |
|                                             | (1-20) <b>G</b>   |                         |           |
| Not energy efficient - higher running costs |                   |                         |           |
| England & Wales                             |                   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                   | Current                 | Potential |
|-----------------------------------------------------------------|-------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | (92-101) <b>A</b> |                         | <b>86</b> |
|                                                                 | (81-91) <b>B</b>  |                         |           |
|                                                                 | (69-80) <b>C</b>  |                         |           |
|                                                                 | (55-68) <b>D</b>  |                         |           |
|                                                                 | (39-54) <b>E</b>  |                         |           |
|                                                                 | (21-38) <b>F</b>  |                         |           |
|                                                                 | (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                   |                         |           |
| England & Wales                                                 |                   | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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