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8 The Hurlings, St. Columb TR9 6FE

£315,000

A SPACIOUS AND VERY WELL PRESENTED THREE BEDROOM FAMILY HOME WITH A SUNNY LOW MAINTENANCE GARDEN AND PARKING IN THE VERY DESIRABLE AND POPULAR LOCATION OF THE HURLINGS ON THE OUTSKIRTS OF ST COLUMB MAJOR.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 2 / **BEDROOMS:** 3 / **BATHROOMS:** 2

FEATURES:

- THREE BEDROOM FAMILY HOME
- MAIN BEDROOM EN SUITE
- STUDY
- NEAT, LOW MAINTENANCE REAR GARDEN
- WESTERLY FACING FRONT GARDEN, PERFECT FOR EVENING BBQS
- PRESENTED TO A SUPERB STANDARD
- UPGRADED EN SUITE SHOWER ROOM
- DIRECTLY OPPOSITE THE GREEN
- HIGHLY DESIRABLE RESIDENTIAL AREA
- ALLOCATED PARKING

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DESCRIPTION:

Welcome to Number Eight The Hurlings, a brilliant family home located overlooking the green in a quiet tucked away part of the estate away from passing traffic. This highly desirable family friendly estate is situated on the outskirts of St Columb Major within very easy reach of the A30 and the main towns of Truro, Newquay, St Austell and Bodmin.

St Columb Major has a thriving community with a good range of day to day amenities which are within easy walking distance including a butchers, co-op, post office and Doctors Surgery as well as a number of cafes and pubs. There is also a Primary School and a Church. Just a few miles are some fantastic beaches including Mawgan Porth and Watergate Bay. Within St Columb there is a well respected Primary School and a bus service to the nearby secondary schools in Newquay.

This attractive property offers well laid out accommodation with lots of natural light, many dual aspect rooms and many family friendly extras including an en suite main bedroom and a study.

A spacious entrance hallway with turning stairs to the first floor guides you into this property and offers access to all ground floor rooms where you will find a useful study at the front and a WC. On one side of the property the dual aspect lounge is bright and immaculately presented with French doors opening into the garden. On the other side, the kitchen, which is also dual aspect with doors to the garden boasts a generous range of matt white units with space for the necessary white goods and an integrated oven and gas hob. Within the kitchen, there is ample space for a family size dining table and the boiler is located on the wall.

All three bedrooms are located on the first floor, The main bedroom enjoys open views across the park and benefits from a gorgeous replacement en suite shower room. There are also two built in wardrobes. Bedroom two has dual aspect windows also looking towards the park with a built in wardrobes and access to the loft. The third bedroom is a generous single with a window to the rear garden.

All of the bedrooms are decorated beautifully in a modern, fresh and neutral style.

The fully tiled family bathroom has a bath with a shower over, a wc and wash basin. Within the landing area is an airing cupboard with shelving and the Mega Flo cylinder.

Externally, there is a private walled garden at the front with direct access to the park without having to cross any roads, it faces westerly enjoying afternoon and evening sun, perfect for BBQs and with the park so close by, the children can run around whilst you keep an eye on them! At the rear, the garden is private, sheltered and low maintenance with astro turf and an array of attractive plants.

On the other side of the garden fence there's allocated parking for one car in the residents car park. There is also unrestricted parking on the street.

In summary, properties presented to this high standard are rare! It ticks all the boxes for a modern family or couple looking for a property that is ready to move in to.

Having the park so close is a real advantage for families with children. There are no roads to cross to get to the green and park, it's just like an extension of the garden!

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Hallway

3.48m x 2.21m (11'5" x 7'3")

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Study

2.90m x 2.46m irregular shape (9'6" x 8'0" irregular shape)

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Cloakroom

1.37m x 1.27m (4'6" x 4'2")

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Kitchen Diner

4.75m x 3.48m (15'7" x 11'5")

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Lounge

4.78m x 2.92m (15'8" x 9'7")

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Bedroom 1

3.07m x 2.95m (10'1" x 9'8")

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En Suite

1.93m x 0.97m (6'4" x 3'2")

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Bedroom 2

4.50m x 2.64m max measurement (14'9" x 8'8" max measurement)

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Bedroom 3

2.62m x 2.01m (8'7" x 6'7")

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Bathroom

2.01m x 1.68m (6'7" x 5'6")

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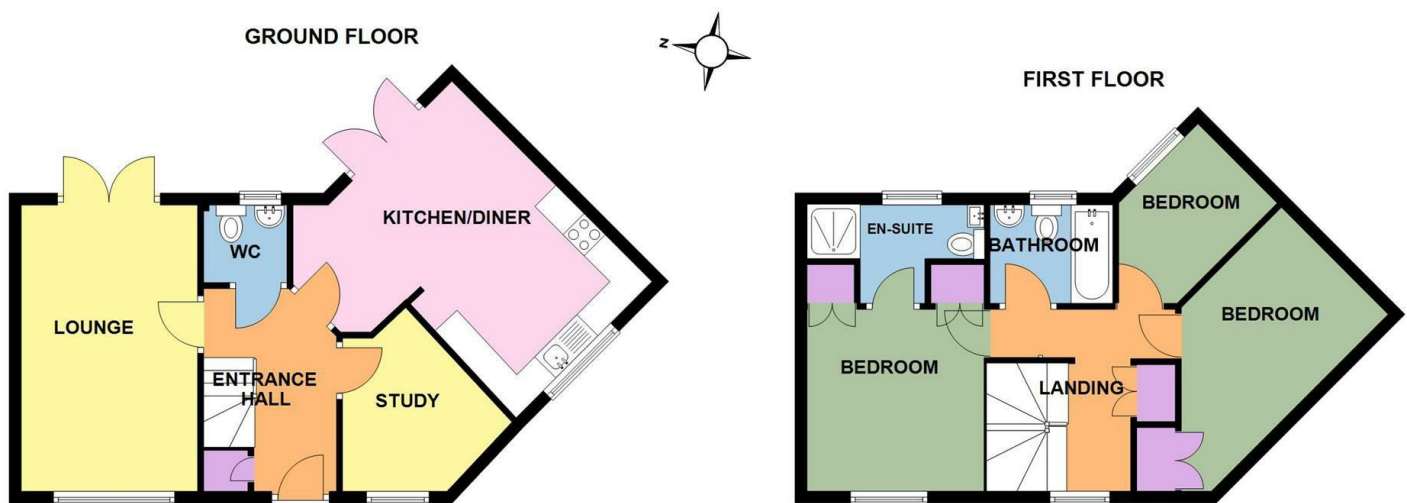
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FLOORPLAN:



This floor plan is for illustrative purposes only. Not to scale.
No responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

8 THE HURLINGS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		75 86
	(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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