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## 41 Figgy Road, Quintrell Downs TR8 4WB

**£285,000**

A GORGEOUS EXAMPLE OF A MUCH IMPROVED THREE BEDROOM SEMI-DETACHED HOUSE LOCATED ON A HIGHLY DESIRABLE, MODERN DEVELOPMENT WITHIN QUINTRELL DOWNS WITH A FULLY ENCLOSED GARDEN AND OFF ROAD PARKING FOR TWO CARS, PRESENTED TO A SUPERB STANDARD WITH NO ONWARD CHAIN.

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

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

### FEATURES:

- IMMACULATE THREE BEDROOM SEMI DETACHED HOUSE
- RECENTLY REDECORATED INSIDE AND OUT
- NEW CARPETS ON THE GROUND FLOOR
- SUNNY LOW MAINTENANCE REAR GARDEN
- DRIVEWAY PARKING FOR TWO CARS
- NO ONWARD CHAIN
- ECONOMICAL AIR SOURCE HEAT PUMP
- HIGHLY DESIRABLE, QUIET RESIDENTIAL LOCATION
- MAIN BEDROOM EN SUITE
- BRAND NEW OVEN AND HOB

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#### DESCRIPTION:

Welcome to Number Forty One Figgy Road, an immaculately presented three-bedroom semi-detached home located in one of Newquay's most desirable and up-and-coming residential developments. Perfectly positioned in a tucked away spot, this stylish and energy-efficient property combines modern living with a peaceful village-style setting, all just a short distance from the vibrant heart of Newquay. The current owner has recently decorated the property inside and out, replaced the down stairs carpets and improved the garden.

Situated on the edge of Quintrell Downs, this popular estate has quickly established itself as a sought-after location for a wide range of buyers. The area offers the perfect blend of convenience and lifestyle, with local amenities including a Spar shop and three friendly pubs within walking distance. Just a few minutes away, the expanding Duchy of Cornwall's Nansledan development is emerging as a buzzing new destination, home to artisan coffee shops, boutique retailers, and community spaces – with more businesses opening every month. Nansledan Primary School and Treviglas Academy are both within easy reach, making this a practical choice for families.

As you step into the property, a spacious and welcoming entrance hallway greets you, complete with a handy cloakroom, under-stairs storage cupboard, and staircase rising to the first floor. To the right, the stylish kitchen/diner is bathed in natural light, thanks to a large front-facing window. This well-appointed space features a range of modern white gloss units, a brand new integrated electric oven and hob, and designated spaces for a fridge freezer and washing machine. There is ample room for a family-sized dining table, making this a sociable space to cook, dine and entertain.

To the rear of the home, the generous living room is a relaxing haven with French doors leading out to the garden, offering a seamless flow between indoor and outdoor living...A great spot for a morning coffee in the sun! This is a wonderfully light and spacious room – perfect for cosy nights in or hosting family and friends.

Upstairs, you'll find three well-proportioned bedrooms, each finished to a high standard with contemporary, fresh décor and quality carpets throughout. The main bedroom overlooks the rear garden and boasts its own en suite shower room. The additional two bedrooms are ideal for children, guests or home working. The stylish family bathroom features a modern suite with a bath and shower attachment over, as well as a convenient storage cupboard housing the hot water tank. From the landing area, there's access to the loft.

This home benefits from energy-efficient air source heating, uPVC double glazing, and has been meticulously maintained throughout, offering a true 'turn key' move-in ready opportunity.

Externally, the property features driveway parking for two vehicles directly to the side, along with a beautifully kept rear garden. Designed for low maintenance, the garden includes a decked area perfect for outdoor dining, a neat lawn, a garden shed, all surrounded by a freshly painted fence offering security and privacy. A rear gate provides direct access to the parking area.

If you're seeking a contemporary, energy-efficient home with excellent local amenities, outdoor space, and room for the whole family, this property delivers on every front with the added benefit of no onward chain.

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Hallway  
5.44m x 1.24m (17'10 x 4'1)

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Cloakroom  
1.70m x 0.81m (5'7 x 2'8)

.

Kitchen Diner  
4.98m x 2.36m (16'4 x 7'9)

.

Lounge  
4.62m x 3.63m (15'2 x 11'11)

.

Bedroom 1  
3.96m x 2.34m (13'0 x 7'8)

.

En Suite  
1.52m x 1.40m (5'0 x 4'7)

.

Bedroom 2  
3.40m x 2.06m (11'2 x 6'9)

.

Bedroom 3  
2.97m x 2.36m (9'9 x 7'9)

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Bathroom  
2.06m x 1.91m (6'9 x 6'3)

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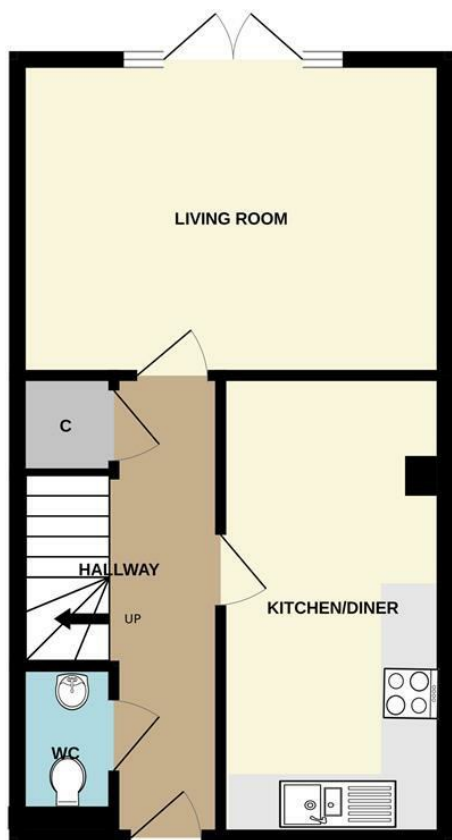
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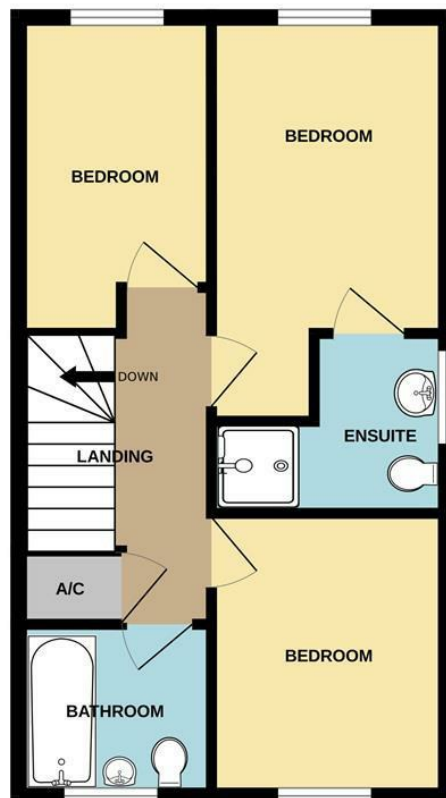
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**FLOORPLAN:**

GROUND FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 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> (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	<b>93</b> <b>76</b>
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> (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	

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