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64 Sweet Briar Crescent, Newquay TR7 2JP

£330,000

AN EXCEPTIONALLY SPACIOUS AND VERY WELL PRESENTED THREE BEDROOM FAMILY HOME WITH A LARGER THAN AVERAGE FLAT REAR GARDEN AND DRIVEWAY PARKING FOR TWO CARS, LOCATED IN A FAMILY FRIENDLY AND SOUGHT AFTER RESIDENTIAL LOCATION.

PROPERTY TYPE: House - Terraced

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

FEATURES:

- EXCEPTIONALLY SPACIOUS THREE BEDROOM FAMILY HOME
- LARGE, FLAT REAR GARDEN
- DRIVEWAY PARKING FOR TWO CARS
- VERY WELL PRESENTED INSIDE AND OUT
- OPEN PLAN LOUNGE DINER
- WALKING DISTANCE TO BISHOPS PRIMARY SCHOOL
- FAMILY FRIENDLY SOUGHT AFTER LOCATION
- EPC TO FOLLOW

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DESCRIPTION:

Welcome to 64 Sweet Briar Crescent – a bright and spacious family home set in the heart of Treloggan, one of Newquay's most family-friendly neighbourhoods.

Treloggan is a favourite for good reason – with its close-knit community vibe, excellent local amenities, and the highly rated Bishops School just around the corner, it's the kind of place where families can truly put down roots and thrive.

This home offers one of the most popular layouts in the area, featuring three generous bedrooms and a fantastic 25-foot open-plan living and dining space – ideal for modern living. A real bonus here is the generous, flat rear garden – a safe and sunny spot for the children to play, or for enjoying weekend barbecues and lazy afternoons in the sun.

Step through the front door and you're welcomed into a spacious hallway with handy built-in storage and stairs leading up to the first floor

At the rear of the property sits the modern white gloss kitchen, with direct access to the garden – perfect for al fresco dining or keeping an eye on the children while you are in the kitchen. The main living space stretches from front to back, with large windows at both ends flooding the room with natural light. There's plenty of space here for a large dining table and comfy sofas and great for modern family living with enough space for everyone.

Upstairs, there are three well-sized bedrooms and a sleek, fully tiled family bathroom. The house is fitted with UPVC double glazing and gas central heating powered by a boiler located in the kitchen.

Outside, the property benefits from a private driveway with off-street parking for two vehicles at the front, offering both convenience and curb appeal. To the rear, the garden truly shines – a generous, level outdoor space that's fully enclosed for privacy and peace of mind. Whether it's children playing, pets roaming freely, or simply unwinding with a bit of gardening or alfresco dining, this versatile garden caters effortlessly to family life and outdoor enjoyment.

Offering more than just space and comfort, this home opens the door to a lifestyle in one of Newquay's most welcoming and well-connected areas.

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Hallway
5.21m x 1.75m (17'1 x 5'9)

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Lounge Diner
7.62m x 2.59m (25'0 x 8'6)

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Kitchen
3.53m x 2.95m (11'7 x 9'8)

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Bedroom 1
4.06m x 3.12m (13'4 x 10'3)

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Bedroom 2
3.40m x 2.97m (11'2 x 9'9)

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Bedroom 3
3.05m x 2.49m (10'0 x 8'2)

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Bathroom
2.57m x 1.63m (8'5 x 5'4)

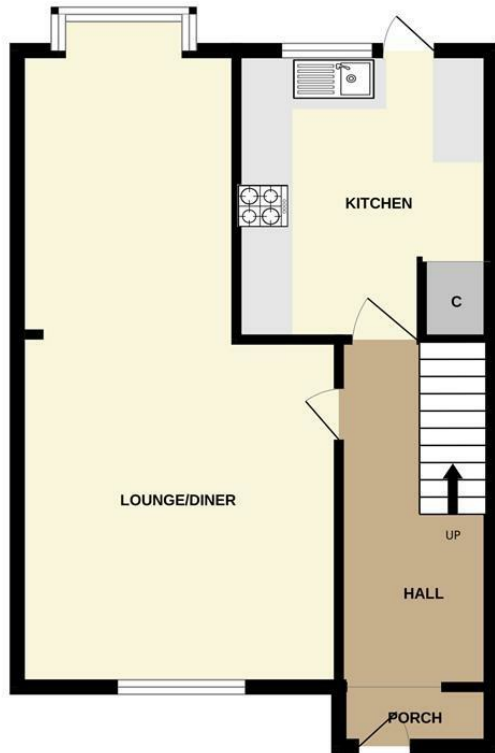
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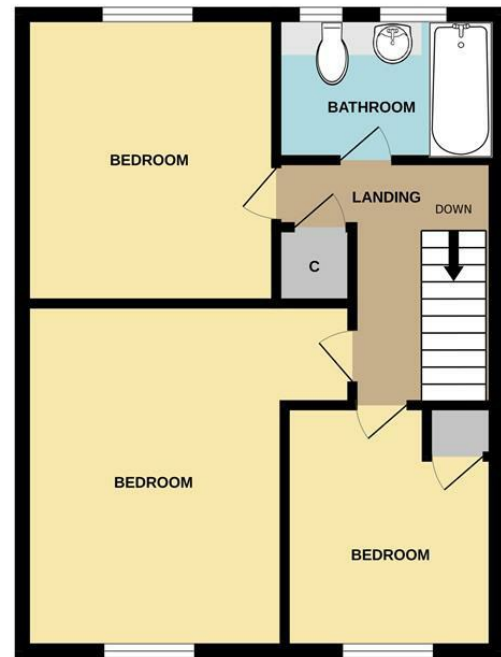


FLOORPLAN:

GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1056 sq.ft. (98.1 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) A			
(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		74	81
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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