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## 74a Highfield Avenue, St. Columb TR9 6SA

**£199,950**

A BRAND NEW TWO DOUBLE BEDROOM DETACHED HOUSE BUILT TO A HIGH SPEC WITH AN OPEN PLAN KITCHEN, DINER LOUNGE AREA AND AN AIR SOURCE HEAT PUMP. THIS PROPERTY IS LOCATED IN A CONVENIENT, TUCKED AWAY LOCATION WITH A SUNNY FRONT GARDEN. OFFERED WITH NO ONWARD CHAIN.

**PROPERTY TYPE:** House - Detached

**RECEPTIONS: 1 / BEDROOMS: 2 / BATHROOMS: 1**

### FEATURES:

- BRAND NEW DETACHED TWO DOUBLE BEDROOM HOUSE
- AIR SOURCE HEAT PUMP
- HIGH QUALITY SOLID OAK DOORS
- BRIGHT, AIRY AND SPACIOUS
- NO ONWARD CHAIN
- CONVENIENT YET TUCKED AWAY LOCATION
- LARGE STORAGE CUPBOARD
- EPC ANTICIPATED AS 'B'

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#### DESCRIPTION:

Welcome to Number 74A Highfield Avenue, a brand new two double bedroom house located within a popular residential development on the edge of St Columb Major just seven miles from Newquay. This development is designed with family living in mind. The neighborhood is within walking distance of the town centre, where you'll find a solid mix of everyday conveniences, everything from a local GP and primary school to independent retailers and classic Cornish pubs. St Columb Major benefits from being centrally located within Cornwall, offering excellent access to key transport routes including the A30 and A39. Newquay Airport just a short drive away. For days at the beach, the sandy shores of Mawgan Porth are nearby, while the vibrant seaside town of Newquay is the largest nearby town.

Constructed by a reputable local builder to an impressive standard this property offers plenty of space, natural light and a high quality finish throughout.

Step into this inviting and spacious home through a welcoming hallway, featuring stairs to the first floor, a useful cloakroom, and a handy storage cupboard. From here, you're guided into the heart of the home — a beautifully designed open-plan kitchen, dining, and living area.

This versatile space offers the perfect balance for modern living, with plenty of room for cooking, dining, and relaxing. Dual-aspect windows flood the area with natural light, creating a bright and airy atmosphere. The kitchen is both stylish and practical, featuring an integrated electric oven and hob, with space for a washing machine and fridge freezer — ideal for contemporary lifestyles.

Upstairs, you'll find two generously sized double bedrooms — one positioned at the front and the other at the rear. Both are beautifully presented with high-quality carpets, tasteful décor, and ample room for fitted wardrobes. Completing the first-floor accommodation is a gorgeous shower room, fitted with a walk-in shower cubicle, attractive tiling, and a skylight that allows natural light to pour in. There's also access to the loft from the landing for additional storage.

This property benefits from an air source heat pump, providing efficient and economical heating, alongside a 10-year Build Zone warranty and a 5-year warranty on the heat pump for added peace of mind.

Externally, the rear of the property features a neat and low-maintenance courtyard, while the front offers a generous grassy area that enjoys plenty of all-day sunshine — perfect for outdoor seating or a small garden.

With no onward chain, this property presents an excellent opportunity for first-time buyers, downsizers, or investors seeking a modern, energy-efficient home ready to move into.

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#### Hallway

3.84m x 1.75m (12'7 x 5'9)

#### Cloakroom

1.85m x 0.84m (6'1 x 2'9)

#### Kitchen Lounge Diner

6.71m x 4.57m (22'0 x 15'0)

#### Bedroom 1

3.45m x 3.28m (11'4 x 10'9)

#### Bedroom 2

4.83m x 3.23m (15'10 x 10'7)

#### Shower Room

1.83m x 1.63m (6'0 x 5'4)

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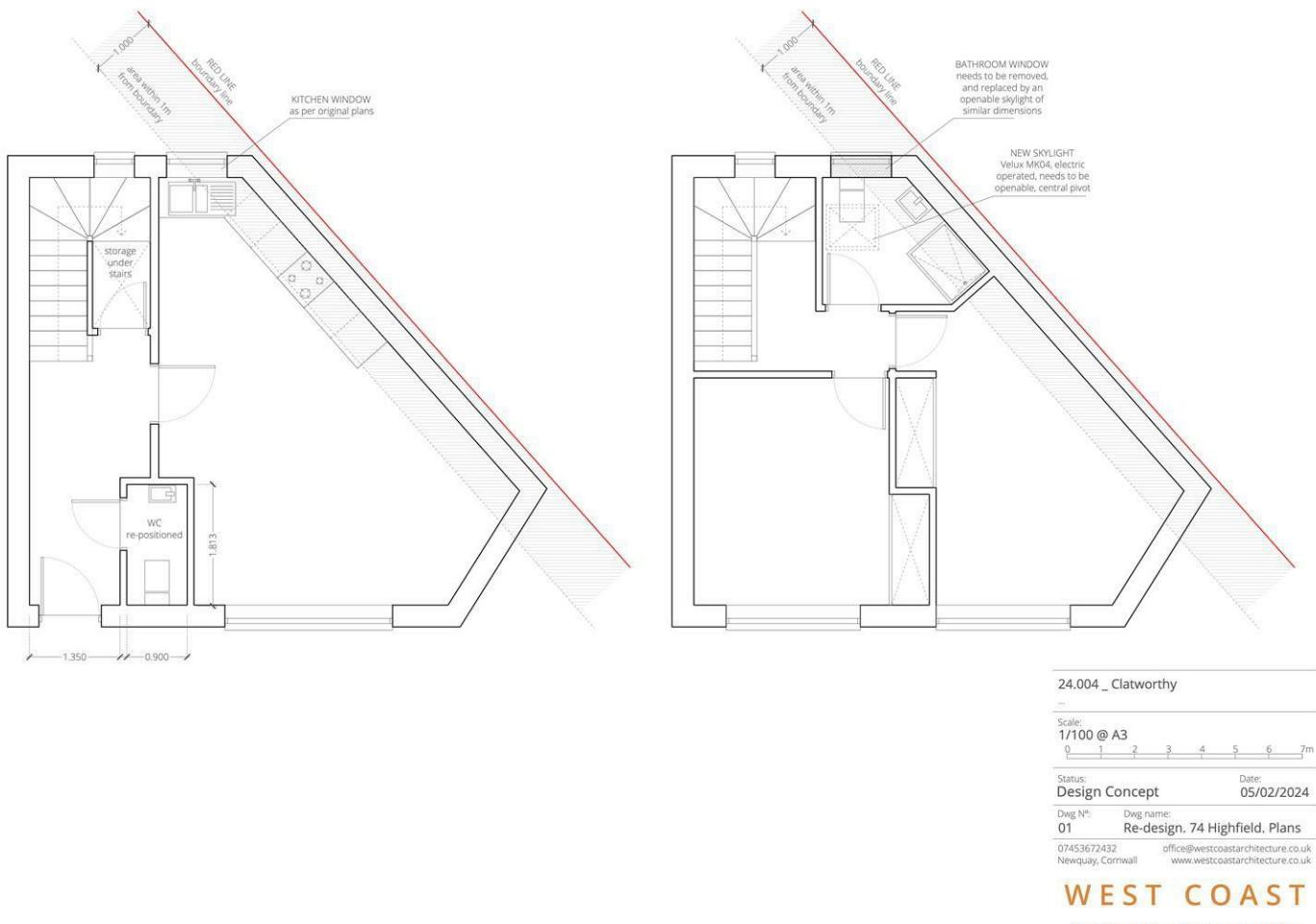
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**FLOORPLAN:**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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