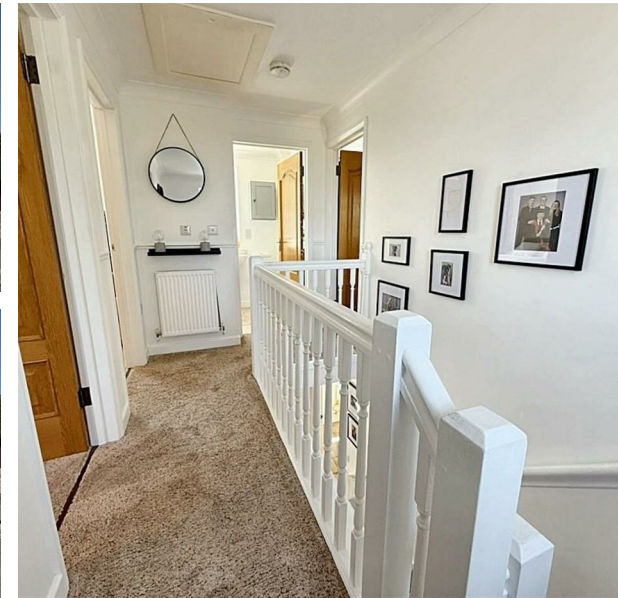


Blue Anchor, Fraddon

Offers in the region of £369,000



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Council Tax Band: C

Nestled in the charming area of Blue Anchor, Fraddon, this delightful detached house presents an excellent opportunity for families seeking a comfortable and spacious home. Boasting three well-proportioned bedrooms and two convenient bathrooms, this property is designed to accommodate the needs of modern family living.

The house is set in a peaceful village, offering a serene retreat while still enjoying easy access to local amenities. Just a stone's throw away, Kingsley Village retail park provides a variety of shops and services, including popular stores like M&S, Next, Boots, and TK Max, catering to all your daily needs.

Beyond the immediate vicinity, the property's location offers the best of Cornish living. You're just a short 10-minute drive from the vibrant coastal town of Newquay, famous for its stunning beaches like Porth Beach, Watergate Bay, and Fistral Beach, as well as a range of attractions including Newquay Zoo and the Blue Reef Aquarium. The area also boasts numerous other beautiful beaches within easy reach, perfect for days out by the sea.

The layout of the home is perfect for family gatherings and entertaining, with ample living space to create lasting memories.

This property is not just a house; it is a family home waiting to be filled with laughter and love. With its prime location, thoughtful design, and proximity to both retail conveniences and Cornwall's stunning coastline, it is sure to attract interest from those looking to settle in a welcoming community. Do not miss the chance to make this wonderful house your new home.

Living Room

This inviting living room exudes character and warmth. The focal point is a traditional brick fireplace with a black hearth, housing a charming log burner that promises cosy evenings. Above the mantel, a decorative wooden mirror with intricate detailing adds a touch of rustic elegance.

The walls are painted in a rich, deep blue, providing a striking backdrop for the vibrant fuchsia sofa adorned with matching throw pillows, and a classic brown leather armchair with contrasting pink cushions. Artworks in frames of varying sizes are thoughtfully arranged on the walls.

The room is floored with neutral-toned tiles, offering a practical and stylish base. Through double doors at the far end, another room can be glimpsed, suggesting a flowing layout. Details such as a wooden shelf unit, decorative items on the mantel, and a basket of logs next to the fireplace enhance the homely ambience. Natural light appears to filter in, illuminating this beautifully decorated space.

Kitchen

This contemporary kitchen is both stylish and highly functional, featuring sleek, light-coloured cabinetry with wooden knobs that create a warm, inviting feel. The walls are tiled with a mosaic-style splashback that complements the speckled worktops.

To the left, integrated appliances include a built-in oven and microwave, set within tall units. Along the main counter, a modern gas hob is centrally located, with ample worktop space on either side. A stainless steel sink with a mixer tap is positioned beneath a window, offering a view of the garden and allowing natural light to flood the space. Below the window, a washing machine is neatly integrated.

The kitchen benefits from excellent lighting, with recessed spotlights in the ceiling and subtle under-cabinet lighting illuminating the work surfaces. The floor is laid with practical, neutral-toned tiles. On the right side of the image, the dark, reflective surface of what appears to be a large larder fridge or American-style fridge freezer is visible, offering extensive storage for fresh food. A door at the far end leads directly out to the garden, enhancing the indoor-outdoor flow of the home.

Master Bedroom

This spacious master bedroom is a tranquil and stylish retreat. It features deep blue walls, a large upholstered grey headboard, and a comfortable bed with a patterned duvet andbumblebee cushions. Wooden bedside tables with lamps sit on either side, beneath a framed artwork. The room also includes natural wooden wardrobes and a matching dressing table by the window, which is framed by dark curtains. Soft carpeting completes this luxurious space.

Bedroom 2

This well-proportioned second bedroom offers a comfortable and versatile space. Natural light floods the room through a sizable window, creating a bright and airy atmosphere. The room is neutrally decorated, providing a blank canvas for personal touches and furnishings to suit any taste. With ample space for a double bed and additional furniture, this bedroom is ideal for children, guests, or as a home office.

Bedroom 3

This double bedroom is peacefully situated at the rear of the house, offering a quiet retreat. It is a good-sized room, easily accommodating a double bed and additional furniture. A window overlooks the rear garden, ensuring ample natural light and a pleasant outlook. This room provides a comfortable and private space, ideal for a family member or as a guest bedroom.

Bathroom

This bathroom is designed to be a light and airy space, featuring a bath and WC. A window allows natural light to flood the room, enhancing its bright and spacious feel. The design focuses on creating a relaxing and refreshing environment.

Second Living room Garage conversion

This bright and spacious second living room, a clever garage conversion, offers remarkable versatility. With deep blue walls and light wooden flooring, it's currently set up as a comfortable lounge with an L-shaped sofa, perfect for relaxing or as a media room with its wall-mounted TV and built-in storage.

Natural light floods in from a large window and a glass door leading to the garden, suggesting a seamless indoor-outdoor living space. This adaptable room could easily serve as a play area, home office, gym, or formal dining room, catering to diverse family needs.

WC

This convenient downstairs WC is cleverly tucked away under the stairs, making efficient use of space. Despite its compact location, it provides essential facilities on the ground floor.

Downstars Hallway

Upon entering, you are welcomed into a bright and inviting entrance hallway. From here, doors lead directly to the spacious living room and the modern kitchen. The hallway also provides access to the convenient downstairs WC, discreetly tucked away, and features stairs ascending to the first floor.

Upstairs Hallway

The upstairs hallway provides access to the three good-sized bedrooms and the family bathroom.

Garden

This property boasts a beautiful wrap-around garden, offering ample outdoor space and appeal. Designed for both leisure and practicality, it features a dedicated seating area, perfect for al fresco dining or simply relaxing in the sunshine. For the keen gardener, a greenhouse provides an ideal spot for cultivating plants. The garden's layout ensures privacy and offers various vantage points to enjoy the outdoors.

Parking

Front Lavender

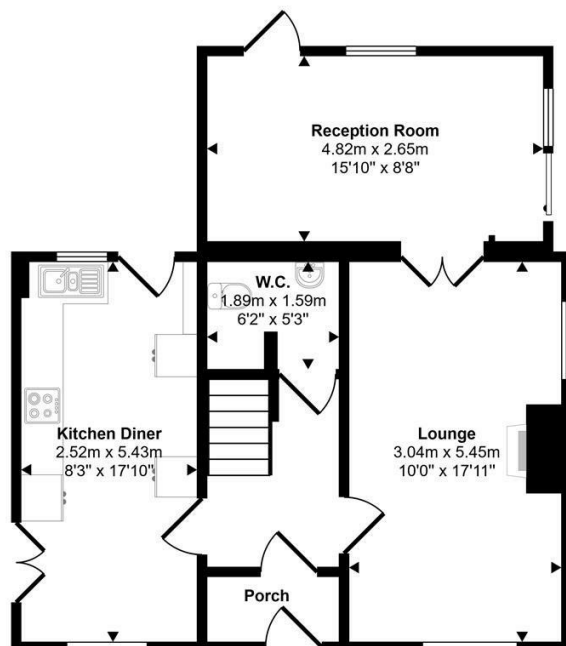




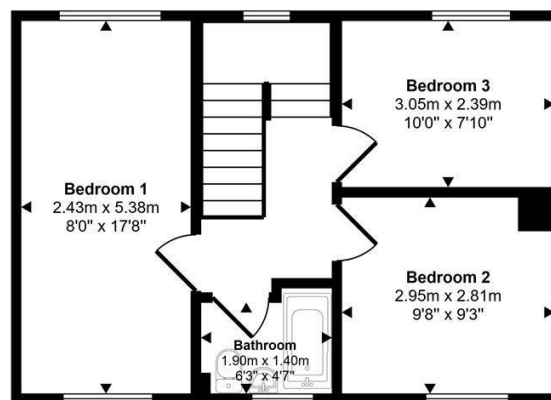


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Approx Gross Internal Area
97 sq m / 1046 sq ft



Ground Floor
Approx 56 sq m / 606 sq ft



First Floor
Approx 41 sq m / 440 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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