



26, School Close, Newquay, TR7 3EN

**david ball**  
Agencies



Situated within a cul-de-sac on the outskirts of Newquay in the sought after area of St Columb Minor, is this impressive 4/5 bedroom detached family home. The property invites further modernisation to fulfil its full potential. Perfect for a growing or already large family, the versatile accommodation currently offers a large entrance hall, lounge, dining room and separate kitchen. Parking space for approximately four cars ensures convenience, complemented by a detached double garage that presents conversion possibilities into an annex, subject to the approval of the required planning.

## Offers In Excess Of £385,000 Freehold

### Key Features

- Large detached family home
- Double glazing throughout
- Great location for schools and local amenities
- Detached garage
- Five bedrooms
- Gas central heating
- Parking for four cars
- Viewing highly recommended

### Hallway

19'6" x 10'4" (5.96m x 3.17m )

As you enter the property through the double glazed porch, this leads into a spacious hallway, which then gives you access to the subsequent ground floor accommodation with stairs leading to the first floor. Storage cupboard.

### Dining room

15'7" x 11'1" (4.75m x 3.38m)

Double glazed window to the rear aspect and double glazed door to the front. Radiator

### Lounge

19'6" x 10'4" (5.96m x 3.17m )

Large double glazed window to the front aspect. Open fire with Natural stone surround. Radiator

### Kitchen

12'6" x 7'8" (3.83m x 2.34m )

The Kitchen has a range of base, wall and draw units with roll top work surfaces over. Stainless steel single sink unit with tiled splashback. Gas four ring hob with oven under and Neff extractor over. Space and point for upright fridge freezer. There is a double glazed window overlooking the front garden and a further double glazed window to the side. Archway gaining access to







### Utility room

**7'8" x 6'5" (2.36m x 1.98)**

Double glazed door to the side aspect and a double glazed window to the rear aspect. There is a space for a washing machine and a two door base unit with a stainless steel sink and drainer over with a decorative tiled splashback. Wall mounted gas central heating boiler.

### Bedroom/study

**9'4" 8'0" (2.87m 2.44m )**

Double glazed window to rear the aspect. Radiator.

### Bedroom one

**15'7" x 11'7" (4.77m x 3.55m )**

Double glazed window to front aspect. Radiator

### Bedroom two

**14'7" x 11'11" (4.47m x 3.65m )**

Double glazed window to front aspect. Radiator

### Bedroom three

**13'9" x 9'4" (4.21m x 2.87m )**

Double glazed to front aspect. Radiator

### Bedroom four

**10'4" x 9'8" (3.17m x 2.97m )**

Double glazed window to rear aspect of property. Two built in wardrobes. Radiator.

### Bathroom

**10'4" x 5'6" (3.17m x 1.68m)**

Double glazed obscure window to rear aspect. The bathroom features a panel bath with a shower over, wash hand basin, and close coupled W/C. Partial tiling to walls. Radiator.

### En-suite

**7'8" x 6'4" (2.34m x 1.95m )**

Walk in shower, wash hand basin and closed couple w/c. Radiator.

### W/C

Wash hand basin and close coupled W/C.

### Outside

Outside there is off road parking for approximately four cars and a double garage. The rear garden has been predominantly laid to lawn with mixed mature planting.

### Agents note

The following services can be found at the property: Mains electric, gas, water and drainage, however we have not verified any of the connections. Supplied services and appliances have not been tested by the agent. Prospective purchases are advised to make their own enquiries.



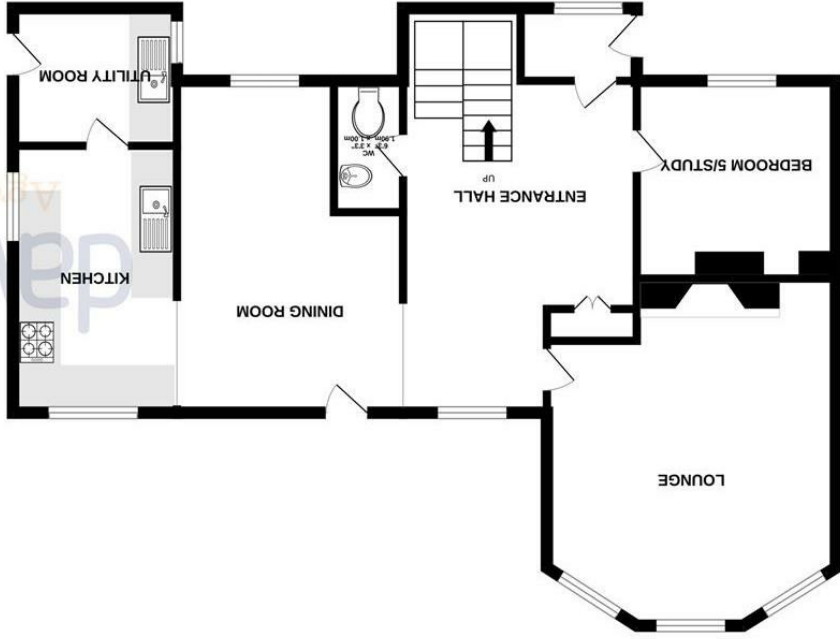




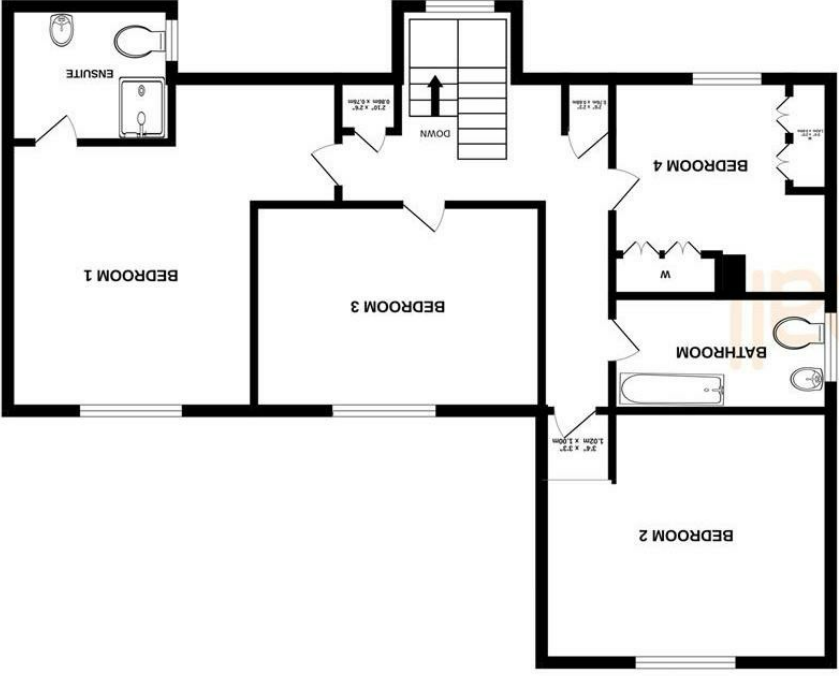
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Energy Efficiency Rating	
Current	Possible
84	72
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	

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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GROUND FLOOR



1ST FLOOR