



24, Grovewood Court, Fraddon, TR9 6TX

david ball
Agencies

A well-presented two double bedroom home, ideal for first-time buyers or investors, located in a popular and well-connected central Cornwall setting. Featuring a spacious living room, kitchen/diner, two generous bedrooms, one with built-in storage, and a family bathroom, this property also benefits from gas central heating, uPVC double glazing, and a low-maintenance rear garden. With a single garage and driveway parking, as well as excellent access to the A30, local amenities, and nearby towns.

Guide Price £220,000 Freehold

Key Features

- Two double bedrooms
- Ideal first time buyers or buy to let
- Driveway and single garage
- Low maintenance garden
- Easy access to A30
- uPVC double glazing
- Gas central heating
- Awaiting EPC

The Property

Entering through the front door, you are welcomed into a hallway that includes a convenient downstairs cloakroom as well as a cupboard with double doors - ideal for shoe and coat storage. To the front of the home is a spacious living room, filled with natural light from the front-facing window and offering plenty of room for comfortable seating and family relaxation.

To the rear, the kitchen/diner looks into the garden and is accessed via a single door. It features a range of base and wall units with a laminated work surfaces, integrated oven and four ring gas hob with extractor over, as well as a dishwasher and fridge, there is space for a freestanding fridge/freezer, washing machine, and room for a family dining table.

Upstairs, the property offers two generously sized double bedrooms - one positioned at the front and the other at the rear, the front benefiting from built-in storage. The family bathroom is beautifully presented, with partially tiled walls, complete with a bath and mains shower over.

From the first-floor landing, there is access to a partially boarded loft space, ideal for additional storage. The property also benefits from gas central heating via a combi boiler, uPVC double glazing.





Externally


Externally, the rear garden is designed for ease of maintenance, laid with patio slabs and steps leading to an elevated section, that is mainly lawn with a decked area and path leading to the back gate, and out to the garage.

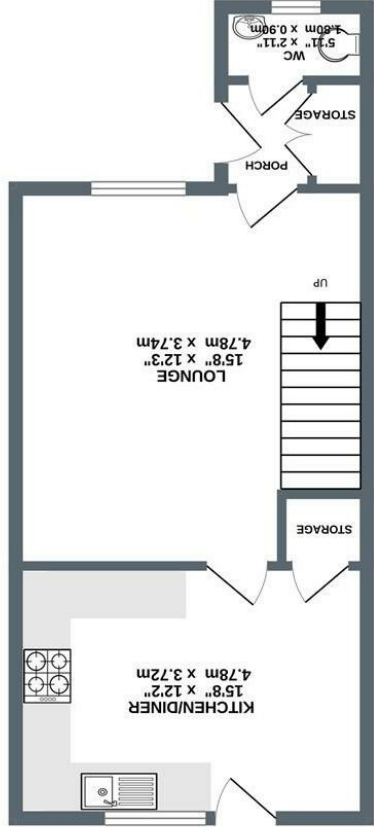
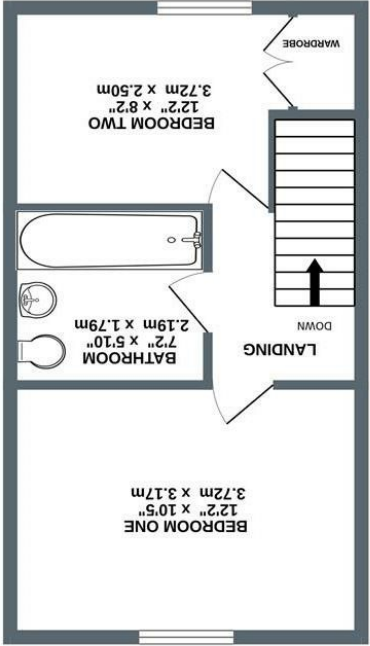
There is driveway parking for one van/large car or potentially two small cars, leading to the garage, with it's single up and over door, it benefits from being power connected and the pitched roof allows for additional storage. please note the driveway is not included on the title deed but no other party can block access to the garage.

Location

Set in a truly central Cornwall location, Grovewood Court presents an ideal opportunity for first-time buyers or those seeking a flexible, low-maintenance home. Positioned off and away from the main road tucked in a cul-de-sac with no through traffic, whilst still within easy reach of everyday amenities, the property is just moments from the ever-popular Kingsley Village retail precinct, offering a range of shopping and dining options.

With excellent transport links, including quick access to the A30 and nearby Newquay Airport, this well-connected location puts the best of Cornwall within easy reach. The coastal towns of Newquay and Padstow, as well as Bodmin, St Austell, and the cathedral city of Truro, are all accessible within a 20-minute drive - making it a superb base for both work and leisure.

Energy Efficiency Rating		
Current	Potential	 EU Directive 2002/91/EC
84		
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
71		
84		



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.

Made with Metropix ©2025

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information: any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and do not represent the actual fitting and furnishing at this development. 3. Regulations: any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matters must be verified by an intending purchaser. 4. Fixtures and fittings: supplied