

## 2 Fox Close, Newquay, Cornwall TR7 2FB



**IMMACULATE CONDITION | OPEN PLAN LIVING | Beautifully presented semi-detached 4-bedroom family home located in a very popular area on the outskirts of Newquay Town. The property enjoys reaching views over The Gannel Estuary and is ideal for a modern family with generous bedrooms, 2 private parking spaces and completely maintenance free rear garden.**

- 4 bedroom family home
- 2 private parking spaces
- Gas central heating & uPVC double glazing
- Ground floor WC & shower
- Completely maintenance free rear garden
- Some views over The Gannel Estuary
- Popular residential cul-de-sac
- Modern kitchen with breakfast bar and integral appliances

**Reduced To £389,000 Freehold**

Fox Close is located on the popular new residential development overlooking the estuary at Trevemper. Popular for being a quiet residential cul-de-sac, the position is also great to walk to Newquay Town Centre, The Boating Lake and local primary schools.

The property has been kept in fantastic condition by the current owners since built in 2021 and is a true turn key purchase for a family.

Downstairs an entrance hall provides access to a downstairs WC. This is fully tiled with a quadrant shower off the mains. The entrance hall also provides access to a large lounge with open plan access through to the kitchen/diner. The kitchen diner has a herringbone oak effect flooring running throughout with a handleless grey kitchen under a white marble effect worktop with all the expected integral appliances. There is breakfast bar seating for 3 with ample room for a dining table. This also provides access to the rear garden.

Upstairs provides 3 double bedrooms with a further generous single thanks to the integral cupboard. The family bathroom is tiled floor to ceiling and provides a full length panel bath with separate shower unit, WC and pedestal basin.

Outside the property has a rear garden which has been fully decked to provide a fully maintenance free property. To the front the property is a bricked paved drive for 2 vehicles and side access path towards the rear garden.

**TENURE**

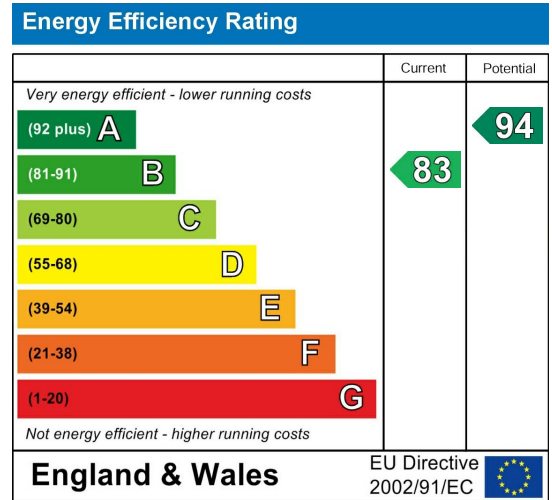
Freehold – There is an estate charge of £170 per annum.

**SERVICE**

All Mains

**COUNCIL TAX**

Band D







Hallway  
1.76 x 2.63 m  
5'9" x 8'7"

Bathroom  
1.70 x 1.53 m  
5'6" x 5'0"

Floor 0



Landing  
0.87 x 4.57 m  
2'10" x 14'11"

Floor 1



Approximate total area<sup>(1)</sup>

112.41 m<sup>2</sup>  
1209.93 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

# Start & co

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