

Molineux Parka Road, St. Columb, Cornwall TR9 6PG



IMMACULATELY PRESENTED THROUGHOUT | 40ft OPEN PLAN LIVING AREA | Stunning 3 double bedroom home located in a central Cornwall location with driveway parking, enclosed rear garden and reverse living maximising the light and views.

- Immaculate architecturally designed and certificated property only 8 years old
- Stunning open plan living space with balcony
- Views over neighbouring countryside enjoying the evening sunset and distant sea views
- Central Cornwall location just 15 minutes from 4 major towns
- All mains services and double glazed throughout with low cost bills
- Quality kitchen with polished granite worktops

Price £445,000 Freehold

Located in a true central Cornwall location, Molineux offers a wonderful flexible home within easy reach of all local amenities and travel links including the A30, Newquay Airport and the train stop. Within 20 minutes drive of Newquay, Padstow, Bodmin, St Austell and Truro, it is ideally located if you need to travel for work or any of the facilities each town offers, especially the wonderful coasts.

Meticulously built by the current owner 8 years ago, the property has been finished to an incredibly high standard and is immaculately presented throughout with bronze fittings, slate cills and granite lintels used throughout the property. The reverse level accommodation also optimises the far reaching views at the front of the property enjoying a large window unit on the first-floor lounge and balcony with glass balustrade.

From Parka Road, the property is access from a brick paved driveway which has ample room to accommodate 3/4 vehicles. This also provides access down the side of the property to the rear garden and side lockup which is handy for bikes and a small workshop. Slate steps take you to the front entrance door.

Downstairs as a spacious entrance hall with the staircase ascending to the first floor with an understairs cupboard and shoe rack making the most of the space. This leads to 3 ground floor double bedrooms with the master having a fully tiled en-suite and doors to the rear garden. To the ground floor is a further fully tiled family bathroom with a full-length side panel bath with shower over and gloss white bathroom suite unit matching the en-suite.

The First floor is completely open plan with oak flooring running throughout. The front is a dedicated lounge area with a large window unit enjoying views over the neighbouring countryside. There is a further door providing access to the balcony complete with glass balustrade. Moving through the lounge provides access to a recessed dining area and first floor WC.

This opens further to the kitchen and separate utility room.

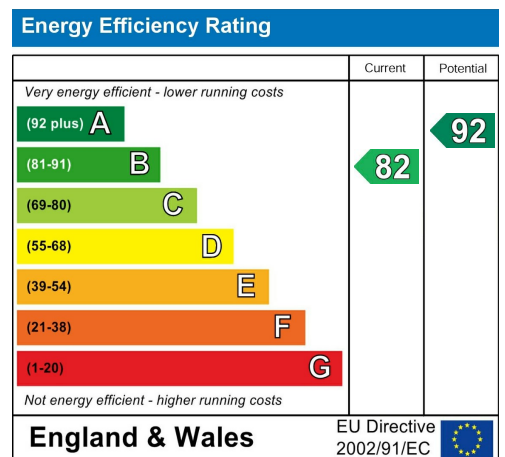
The kitchen has a range of wall and floor mounted gloss black kitchen units under a polished granite worktop and is equipped with a range of quality German appliances including a recessed extractor. A breakfast bar makes a nice divide from the dining room and provides seating for up to 4 people. The separate utility has ample room for a washer and dryer with a separate sink and the gas combination boiler providing the hot water and central heating throughout.

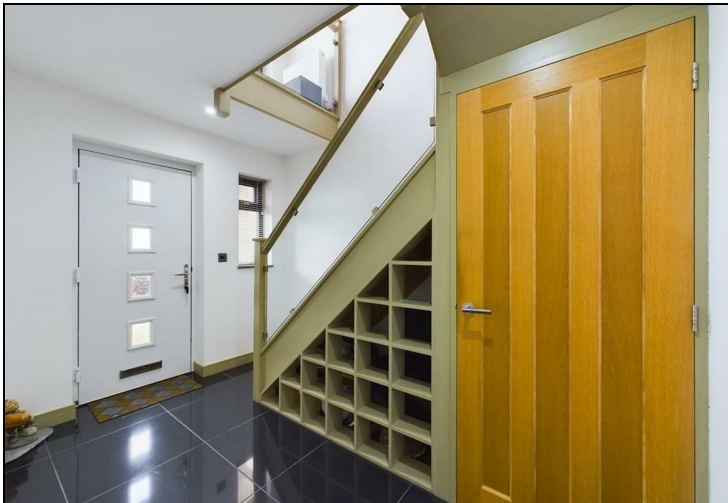
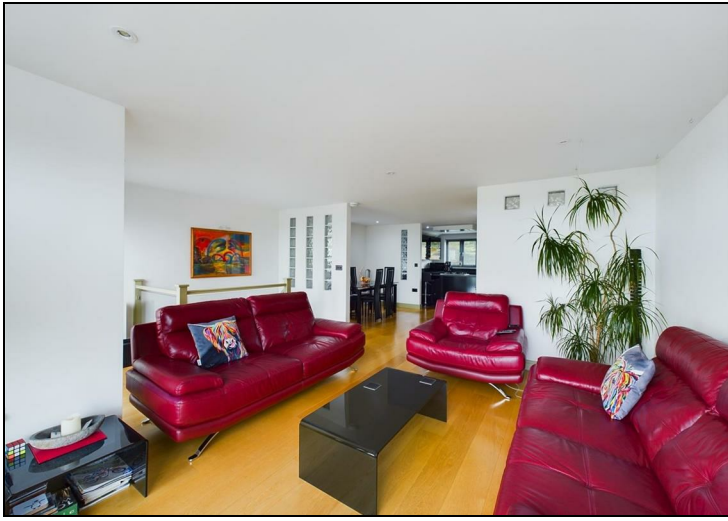
TENURE
Freehold

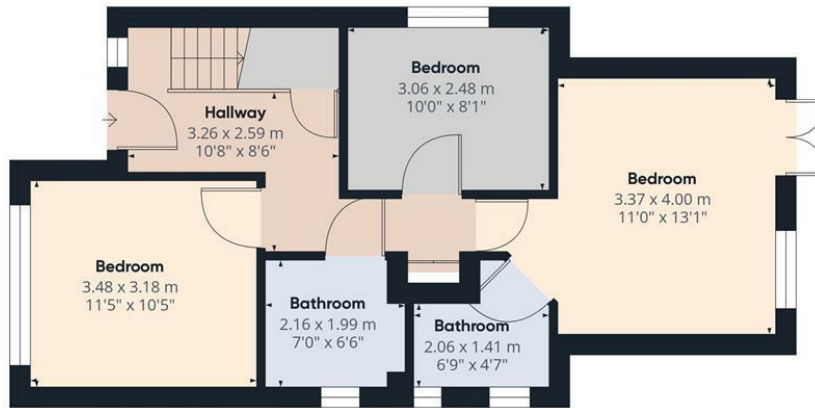
SERVICES
All Mains

COUNCIL TAX
Band C

BROADBAND & MOBILE COVERAGE AVAILABILITY
Fastest available download speed: up to 1000Mbps
Mobile coverage: Likely
(Source: OFCOM)







Floor 0



Floor 2



Approximate total area⁽¹⁾
105.19 m²
1132.26 ft²

(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

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