

## 33 Cross Close, Newquay, TR7 3LD



**LARGE SOUTH FACING REAR GARDEN | NO ONWARD CHAIN | Semi-detached 3 bedroom family home with a large 2 storey rear extension and large South facing rear garden just a short walk from the schools and Porth Beach.**

- 10 minutes walk to Porth Beach
- Large rear garden with block built storage shed
- Large rear extension with double doors to the rear garden
- Large 16sqmt master bedroom, formerly 2 separate rooms
- Perfect family home with level walk to Shops and schools
- Further potential including loft extension and garden rooms

**Price £325,000 Freehold**

Cross Close is a popular residential street with families located between Newquay Town and St Columb Minor. Thanks to the development of the Nansledan Estate and its proximity to the newly refurbished Co-Op, the property now has a range of amenities on its doorstep, as well as being within a stone's throw of both primary and secondary schools.

The property has a communal car park to the front leading to a paved front garden which may be possible as private parking subject to planning permission. The property also has a pathway to the side providing access to the rear garden.

To the ground floor an entrance hall with the ascending stairwell provides access to the lounge and the largely extended kitchen/diner. The kitchen has a range of floor and wall mounted solid wood shaker style kitchen units under a granite effect rolled edge laminate worktop. This leads through to the dining room to the rear of the house and the separate lounge.

Upstairs are 3 double bedrooms (one en-suite) and a family bathroom. All the bedrooms can fit double beds with the front aspect master bedroom created from 2 smaller bedrooms could easily be reinstated to a large double and a single or 2 smaller double bedrooms.

The outside rear of the property has a large decking leading to a vast lawned rear garden. There is a block

built shed to the rear of the property and ample space for further extension. The garden is a South aspect enjoying the sun all day and provides ample room for sheds/workshop at the base of the garden.

**COUNCIL TAX**

Band A

**SERVICES**

All Mains

**TENURE**

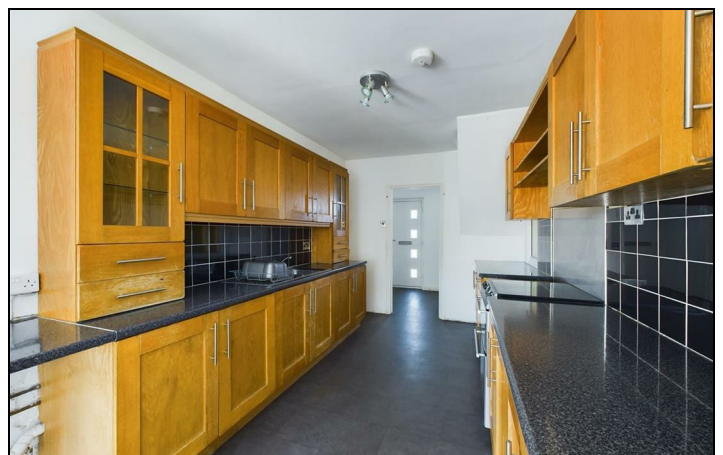
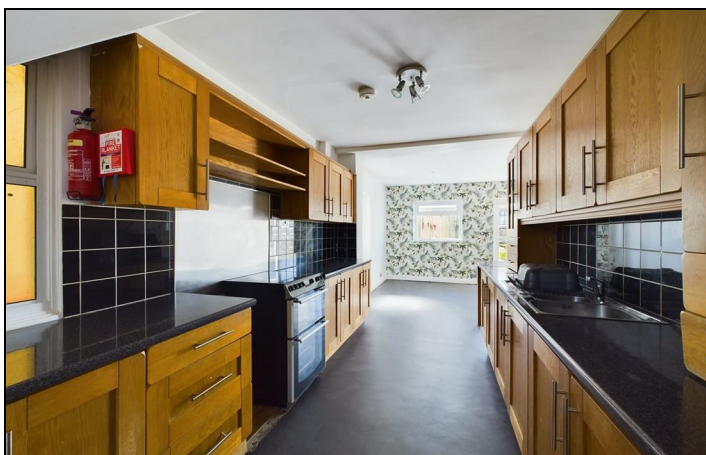
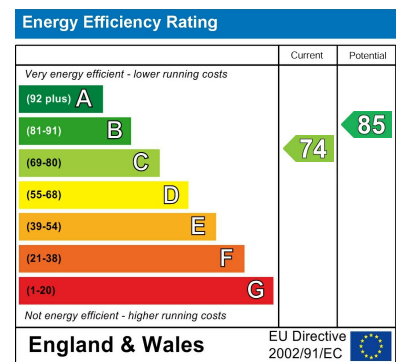
Freehold

**BROADBAND AND MOBILE COVERAGE AVAILABILITY**

Broadband: fastest download speed: up to 1000Mbps

Mobile coverage: Likely

(Source: OFCOM)







Floor 0



Floor 1



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

98.65 m<sup>2</sup>  
1061.88 ft<sup>2</sup>

**Reduced headroom**

0.19 m<sup>2</sup>  
2 ft<sup>2</sup>

(1) Excluding balconies and terraces

[ ] Reduced headroom  
(below 1.5m/4.92ft)

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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