

## 9 Cross Close, Newquay, Cornwall TR7 3LD



**COMPLETE REFURBISHMENT THROUGHOUT | 4 OFF STREET PARKING SPACES | Stunningly presented 3 bedroom end of terrace house in a popular residential position next to the schools and a short walk to Porth Beach with planning granted for additional holiday accommodation.**

- PA22/09819 - Planning granted for a two-storey short term letting unit
- Completely refurbished throughout including kitchen, bathrooms, electrics and heating system
- Beautiful low maintenance sunny South facing rear garden with composite decking and astroturf
- Off street parking for 4 vehicles
- Spacious light entrance hall and entrance vestibule
- 'Easy to clean' LVT flooring running throughout the living areas

**Price £335,000 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 stones throw of both primary and secondary schools. The property is also walking distance to the extremely popular Porth Beach and the access to explore the North Cornish Coast.

Newquay Town has recently had an influx of independent Cafes, Coffee Shops and Bars as well as improved transport links via the A30 and Newquay Airport has really made it one of the Top residential and tourist locations in Cornwall.

From the front, the house has a long driveway suitable for a number of vehicles leading via Astroturf and stepping stone natural stone pavers to the front door. Upon entering the property a small entrance vestibule ideal for shoe and coat storage leads into the spacious light entrance hall.

The dual aspect lounge/diner provides ample room for a designated dining and living area with a large set of French doors leading onto the composite decking to the rear. From the entrance hall the kitchen also leads through to the rear garden. Equipped with all the expected white goods the off white shaker style kitchen with a contemporary matt black handle is a nice mixture of traditional and modern which really compliments the house.

To the first floor are 2 doubles and 1 single bedroom all leading from the first floor landing. The family bathroom has large terrazzo tiling throughout with a large L Shape bath and shower over and a range of matt black bathroom furnishings.

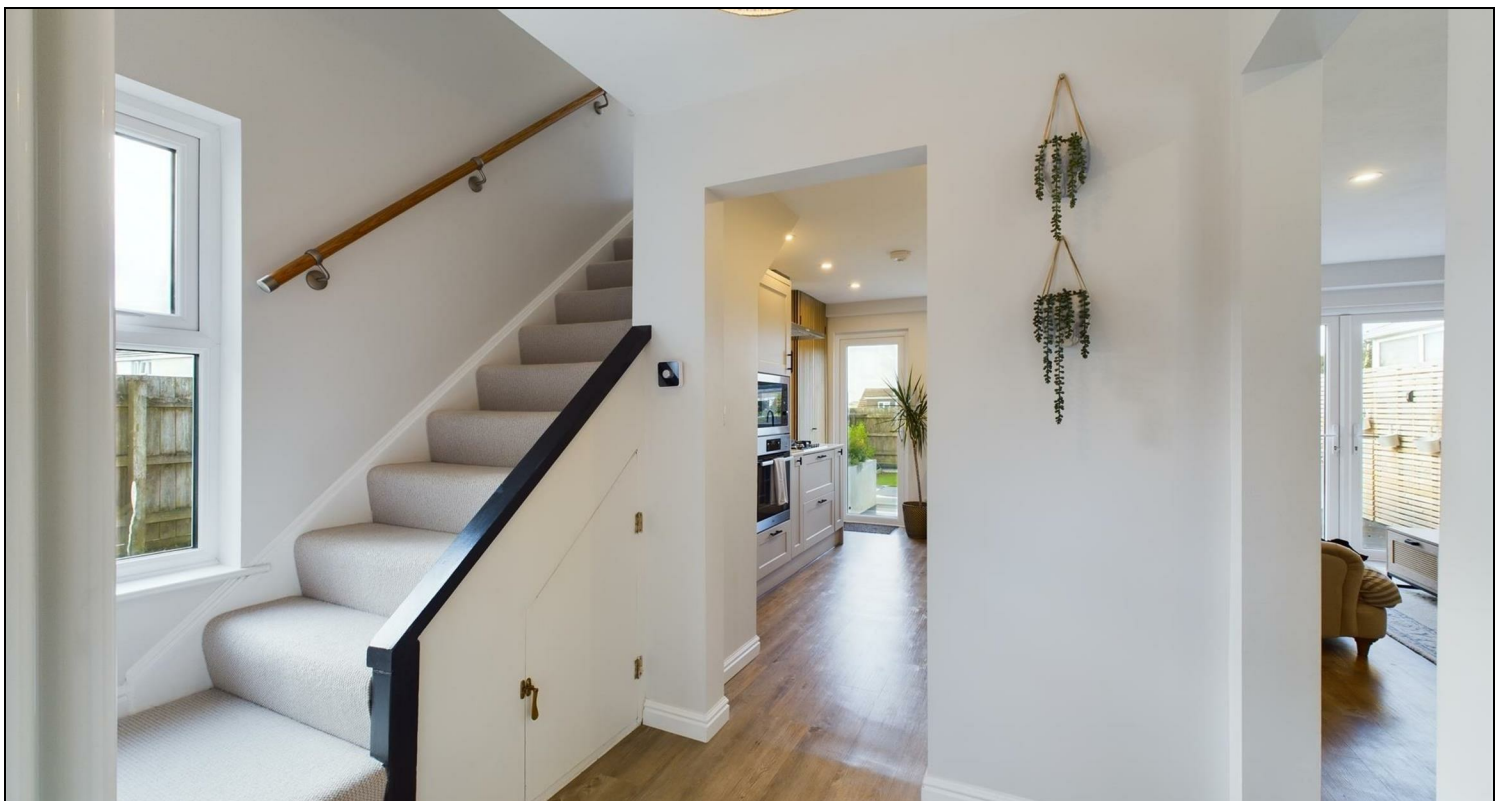
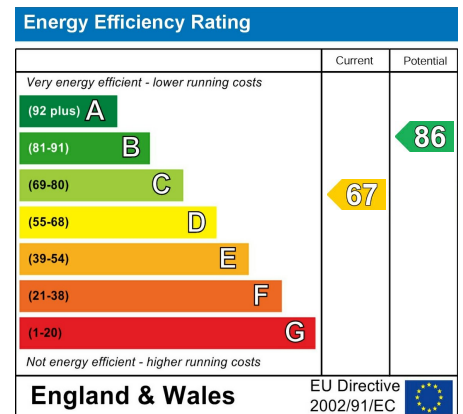
To the side, the property has a cleared plot where planning was granted for a 2 storey holiday restricted extension, but offers a great opportunity for a single storey kitchen extension or an enlarged garden. The rear garden is South facing with uninterrupted sun throughout the day and completely maintenance free, with a large composite decked area leading to a large level Astroturf lawn with ample room for sheds and possible garage to the rear subject to planning permission. To the rear of the garden is the additional parking which can easily accommodate 2 vehicles.

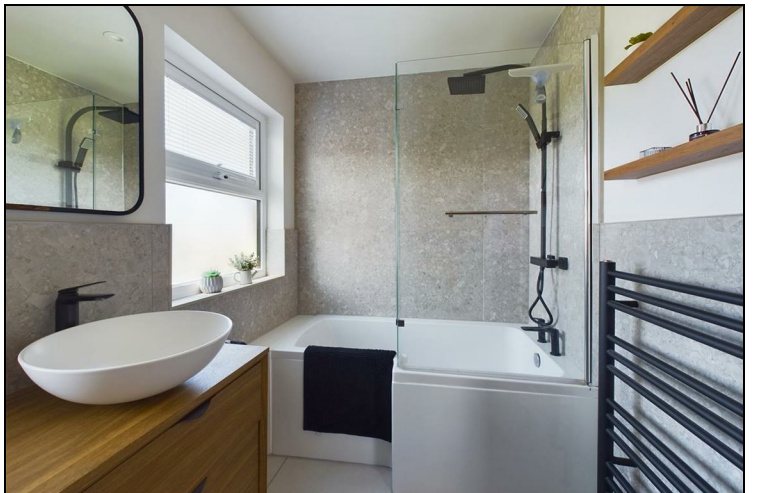
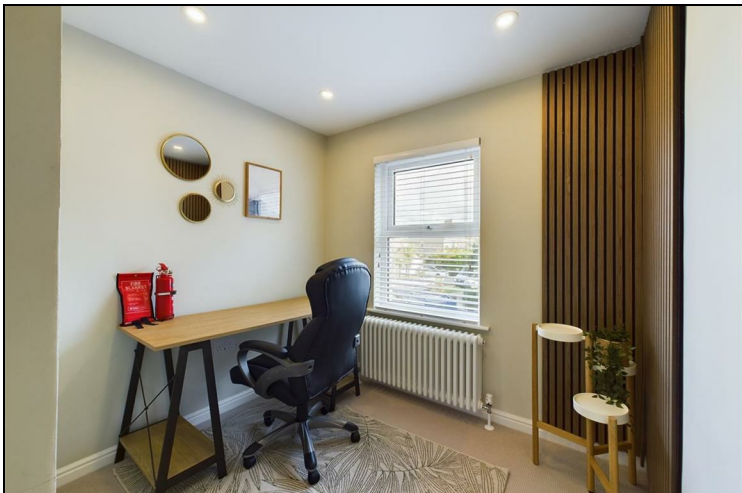
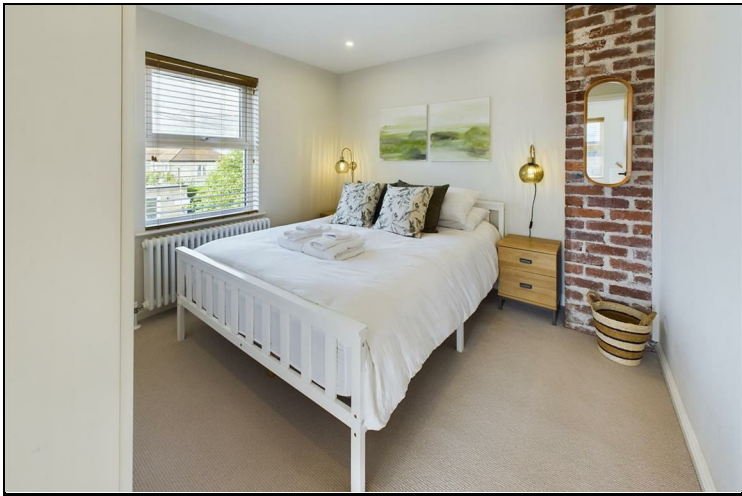
**TENURE**  
Freehold

**SERVICES**  
All Mains

**COUNCIL TAX**  
Band A

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







Floor 0



Floor 1



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

68.48 m<sup>2</sup>  
737.11 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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