

6 Trethiggey Crescent, Quintrell Downs, TR8 4LF



4 BEDROOM DETACHED PROPERTY IN VILLAGE LOCATION WITH ANNEXE | An immaculately presented 4-bedroom detached property with adjoining one bedroom annexe. Located on a quiet residential road in Quintrell Downs, with detached garage, driveway parking for several vehicles and delightful private mature gardens. An ideal property with space, flexibility and appeal that caters to both family living and for multi-generational living or additional guest accommodation.

- 3 first floor bedrooms & 1 ground floor bedroom, currently used as a cinema room
- Detached single car garage
- Rear aspect lounge with wood burner
- One bedroom annexe with private rear garden, kitchen / diner, lounge, downstairs WC, and first floor double bedroom with adjoining en-suite with bath and shower
- 2 reception rooms and a downstairs WC
- Immaculately presented throughout with Underfloor heating
- Level plot with driveway parking for several vehicles and garage
- Beautiful private mature sunny rear gardens
- Modern well-equipped kitchen/diner
- Quiet cul-de-sac in a village location on outskirts of Newquay

Price £650,000 Freehold

Occupying a generously sized level plot, and with over 2500sq feet of living accommodation, this property is presented in immaculate condition, both internally and externally. The location is another standout feature, within a peaceful cul-de-sac located in the popular village of Quintrell Downs with Newquay and its stunning beaches just a short drive away.

The property is approached via the level driveway with ample parking space for several vehicles, and a single car timber garage.

Internally, the spacious and well-balanced reception rooms and bedrooms, provide an incredibly well-rounded family home.

The accommodation comprises of an entrance hallway providing access to all ground floor rooms. The spacious rear aspect lounge (with feature wood burner) has double patio doors that lead out to the rear garden. The modern and well-equipped large kitchen with central island and integrated dishwasher and an adjoining dining area, which has double patio doors leading out to the rear garden, makes a great space for family and/or entertaining guests.

There is the added benefit of a large utility room, with washing machine space and kitchen sink. Leading off the hallway is an additional WC

To the front of the property, you will find the large dining room and an additional 4th bedroom room, currently configured as a cinema room.

On the first floor, leading off the landing is the master bedroom overlooking the rear garden, with spacious en-suite and a large walk-in wardrobe. There are two additional rear aspect bedrooms, one double and one single as well as a small room, currently used as an office. The large family bathroom comprises of a full-length bath and separate shower cubicle.

A real feature of this property is the private and quiet established sunny rear garden, adorned by small trees and shrubs. A perfect quiet spot to enjoy the afternoon sunshine, the garden incorporates a covered seating area and a garden cabin.

This property also has the additional benefit of a

well-appointed one-bedroom annexe, (with underfloor heating) perfect for families looking for multi-generation living, or for accommodating family and guests. The annexe has its own entrance door, leading to the modern kitchen/diner which leads to the rear spacious lounge and double patio doors leading out onto the small enclosed private garden. The ground floor also has a WC.

Stairs from the kitchen lead up to the large double bedroom with en-suite bathroom and shower.

MAIN HOUSE

HALLWAY

15'2 x 6'7 (4.62m x 2.01m)

LOUNGE

17'5 x 16'2 (5.31m x 4.93m)

KITCHEN/DINER

23'3 x 14'2 (7.09m x 4.32m)

UTILITY ROOM

10'5 x 4'9 (3.18m x 1.45m)

DINING ROOM

13'9 x 12'7 (4.19m x 3.84m)

CINEMA ROOM/BEDROOM 4

15'2 x 14'9 (4.62m x 4.50m)

GROUND FLOOR WC

5'11 x 3'2 (1.80m x 0.97m)

FIRST FLOOR LANDING

17'8 x 2'6 (5.38m x 0.76m)

BEDROOM 1

15'11 x 14'6 (4.85m x 4.42m)

Measurement does not include walk-in wardrobe.

EN-SUITE

7'10 x 5'2 (2.39m x 1.57m)

BEDROOM 2

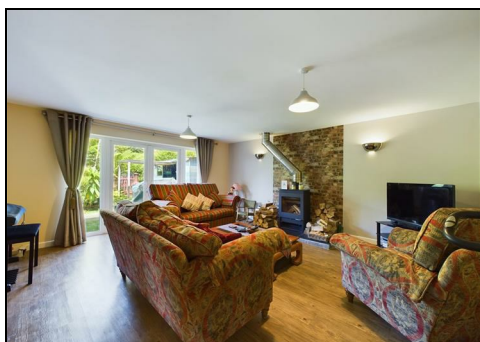
10'11 x 10'11 (3.33m x 3.33m)

BEDROOM 3

11'11 x 7'7 (3.63m x 2.31m)

OFFICE

8' 9 x 8'5 (2.44m 2.74m x 2.57m)



BATHROOM

12' x 6' (3.66m x 1.83m)

ANNEXE**KITCHEN/DINER**

11'2 x 19' (3.40m x 5.79m)

LOUNGE

11' x 9'9 (3.35m x 2.97m)

WC

4'7 x 3'2 (1.40m x 0.97m)

FIRST FLOOR LANDING**BEDROOM**

11' x 13'9 (3.35m x 4.19m)

BATHROOM

7'8 x 6' (2.34m x 1.83m)

TENURE

Freehold

DETACHED GARAGE

22'4 x 10'5 (6.81m x 3.18m)

COUNCIL TAX

Main House - Band D

Annexe - Business Rates - £985 - qualifies for small business tax relief

SERVICES

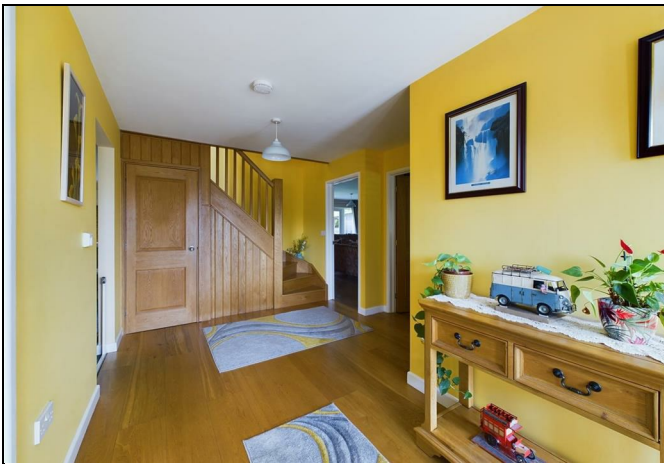
Mains electricity, water and drainage. Air source heat pump with underfloor heating.

BROADBAND AND MOBILE COVERAGE**AVAILABILITY**

Fastest available download speed: up to 80Mbps

Mobile coverage: Limited/none

(Source: OFCOM)





Floor 0 Building 1



Floor 1 Building 1



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(81-91) A		86
(61-80) B	78	
(51-60) C		
(31-50) D		
(21-30) E		
(11-20) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

(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.

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