

22 Linden Crescent, Newquay, Cornwall TR7 2HA



Semi-detached 4 bedroom modern house with a full width rear aspect sun room, separate lounge with wood burner and an enclosed rear garden a short walk from the Town Centre.

- 3 Original bedrooms plus one ground floor bed/study with en-suite shower
- Gas central heating throughout & Upvc double glazing
- Resin bound driveway parking
- Fully enclosed low maintenance rear garden with new block work boundary wall
- Modern kitchen with separate lounge
- Large light rear aspect conservatory with new insulated roof

Price £349,950 Freehold

Linden Crescent is a small cul-de-sac just a short walk from Newquay Town Centre. It's a nice quiet residential street within easy walking distance of schools, Trenance Boating Lake, River Gannel and Newquay Water World, ideal for families or younger couples.

Newquay Town has a host of independent Cafes, Coffee Shops and Bars that has made the town extremely popular with younger families who can also enjoy the natural beauty of the coastline on the doorstep.

From Linden Crescent, the property is accessed from the front drive with parking for 2 cars. The front door opens to the entrance hall and lounge. The lounge is light thanks to its dual aspect orientation with a recently fitted wood burner featuring in the room. From the lounge is the gloss white kitchen under a granite effect worktop and accompanying splashback with a large cut out providing light from the rear sunroom. The rear sunroom offers a dedicated dining area and has recently been fitted with an insulated roof so it can be enjoyed year-round. The original garage has been converted to an en-suite ground floor bedroom with access from the lounge.

To the first floor are 3 double bedrooms, all with built in wardrobes as well as the immersion tank and recently refurbished. Bathroom which offers a large bath with shower over.

The rear garden can be accessed down the side of the property and is mainly laid to lawn with a large concrete slab towards the rear where the current owner was going to fit a patio and sunroom.

TENURE

Freehold

SERVICES

All Mains

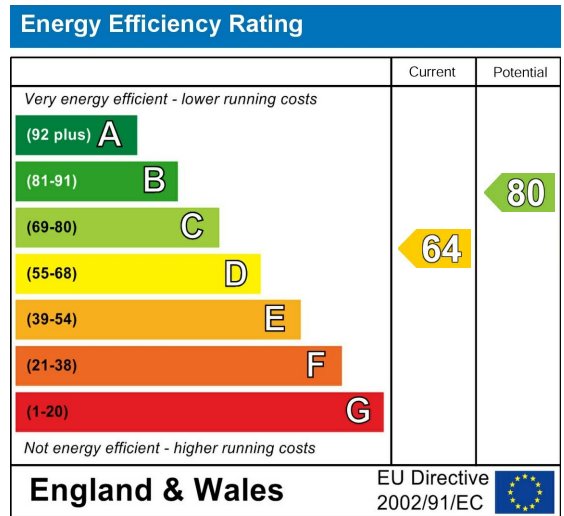
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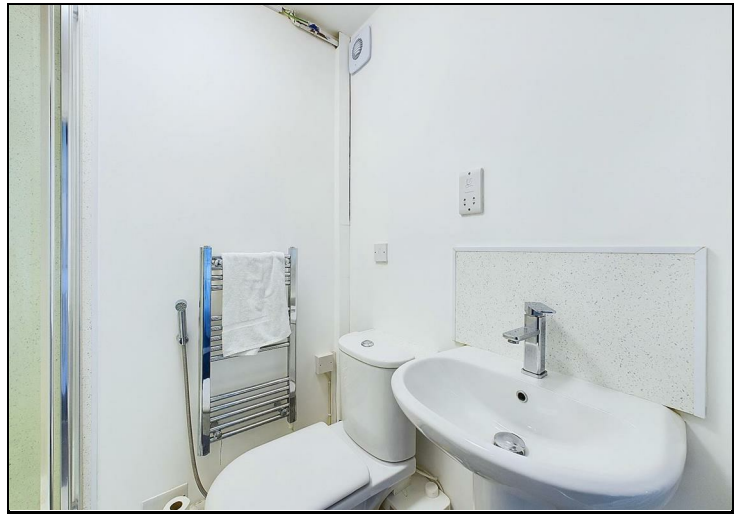
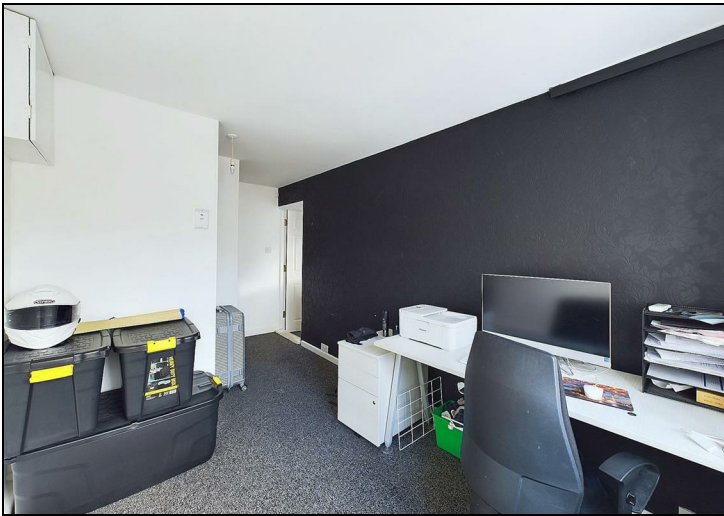
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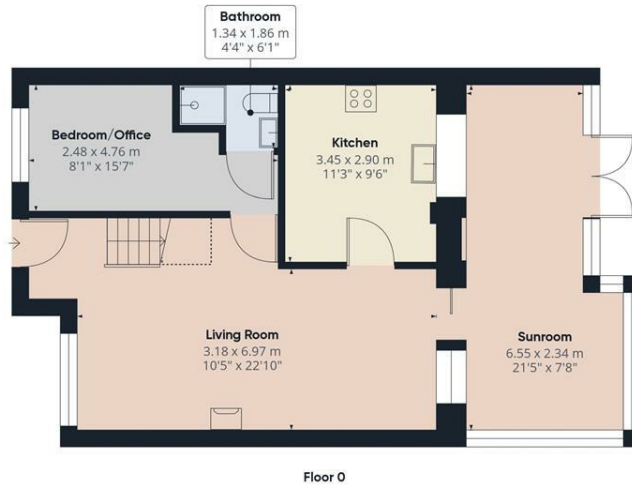
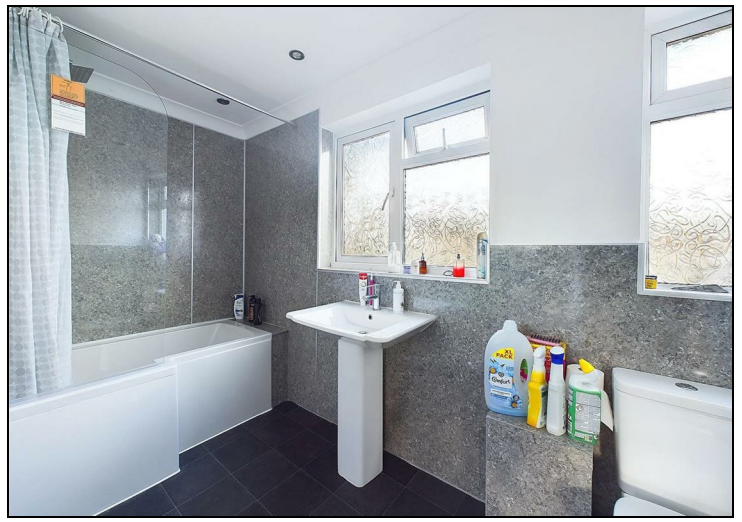
BROADBAND AND MOBILE COVERAGE AVAILABILITY

Fastest available download speed: up to 34Mbs

Mobile Coverage: limited







Approximate total area^m

109.1 m²
1174.35 ft²

Reduced headroom

0.78 m²
90.42 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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