

12 Billings Drive, Newquay, TR7 2SQ



SPACIOUS 1900 SQFT 4 BEDROOM DETACHED FAMILY HOME ON THIS POPULAR CONVENIENTLY LOCATED CUL-DE-SAC WITH PRIVATE GARDENS, AN INTEGRAL GARAGE AND DRIVEWAY PARKING

- 4 Bedrooms, 3 Reception Rooms, 3 Bathrooms
- Large driveway for parking plus Integral Garage
- One ground floor bedroom/office
- AVAILABLE WITH NO ONWARD CHAIN
- Excellent condition throughout
- Level private enclosed rear garden
- Utility room
- Gas central heating and double glazing
- Large Dining room and conservatory
- Popular residential road close to town and schools

Reduced To £580,000 Freehold

This fine family home on Billings Drive sits in an elevated plot with ample driveway parking leading to the integral single garage. The spacious entrance porch is great for families and shoes and leads into a separate central hall providing access to ground floor rooms and the first floor accommodation. The 3 reception rooms include a lounge, a large flexible dining room (next to the existing kitchen) and a garden conservatory. The utility room is located behind the garage and accessed via split level internal stairs from the dining room. A downstairs bedroom and shower room complete the ground floor accommodation. The upper floors comprises 3 Double bedrooms, including a large master with en-suite and a family bathroom. Outside, the rear garden is accessed from the kitchen and the conservatory and is delightfully private with a central level lawn and a rear boundary composite decked seating area to take maximum advantage of the evening sun.

ENTRY
6'7 x 7'8 (2.01m x 2.34m)

HALLWAY
17'10 x 7'4 (5.44m x 2.24m)

LIVING ROOM
20' x 11'10 (6.10m x 3.61m)

KITCHEN
14'9 x 10' (4.50m x 3.05m)

DINING ROOM
19'5 x 9'11 (5.92m x 3.02m)

UTILITY ROOM
9'9 x 9'9 (2.97m x 2.97m)

GROUND FLOOR BEDROOM
10'1 x 10'1 (3.07m x 3.07m)

FIRST FLOOR LANDING

BEDROOM
16' x 14'2 (4.88m x 4.32m)

BEDROOM
12'4 x 11'9 (3.76m x 3.58m)

BEDROOM
10'1 x 8' (3.07m x 2.44m)

BATHROOM
10'11 x 5'8

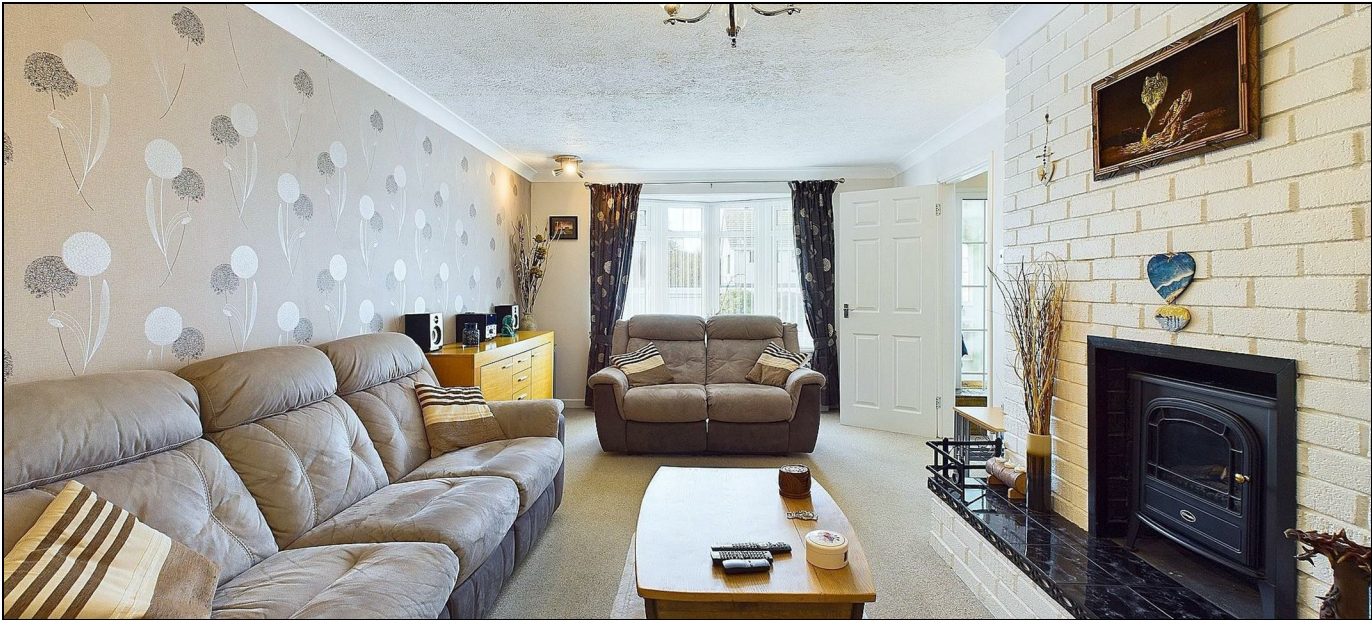
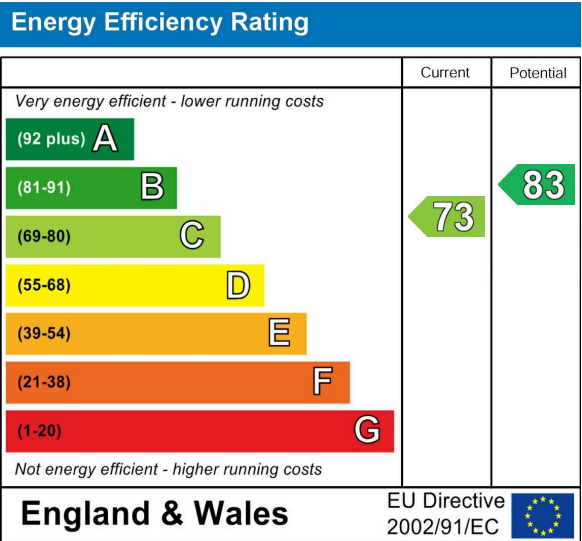
GARAGE
20' x 10'1 (6.10m x 3.07m)

TENURE
Freehold

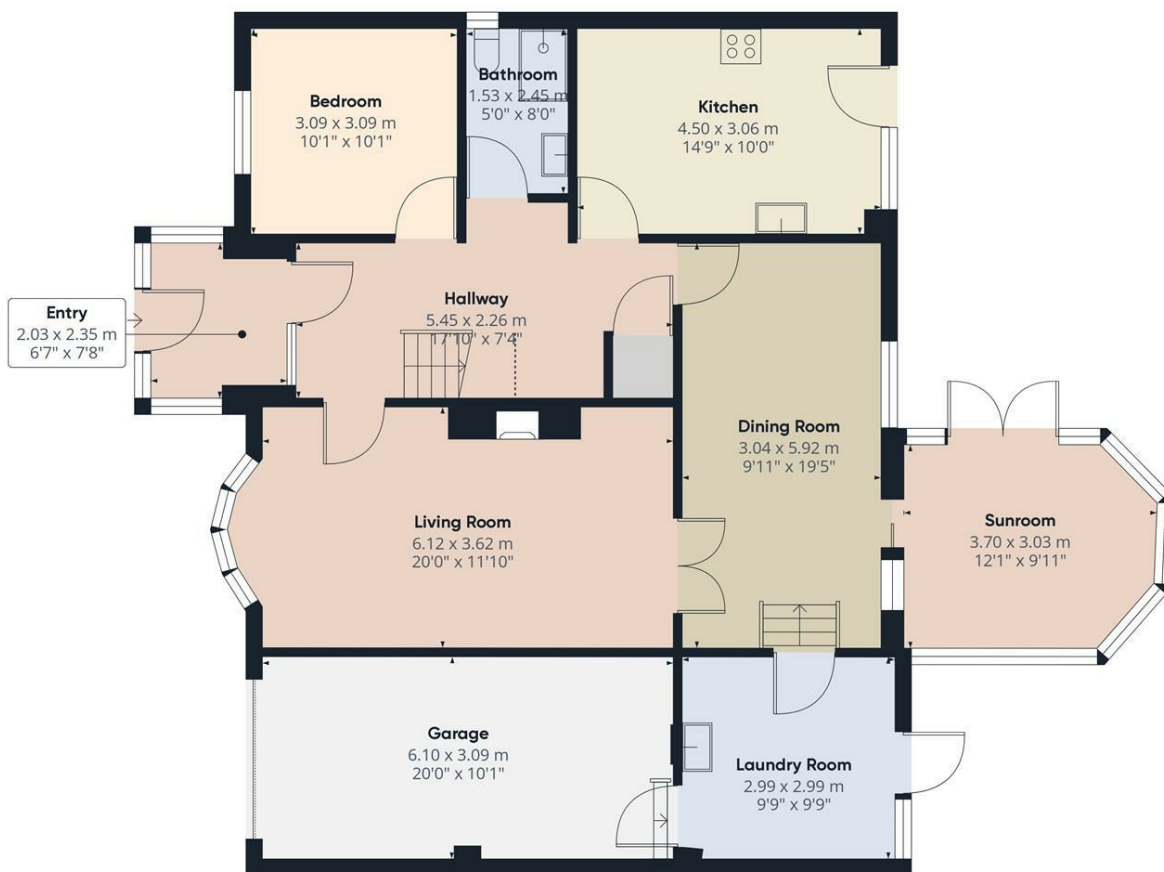
SERVICES
All mains

COUNCIL TAX
Band D

MOBILE AND BROADBAND COVERAGE AVAILABILITY
Fastest available download speed: Up to 44Mbps
Mobile coverage: Limited/likely
(Source: OFCOM)







Floor 0

Approximate total area⁽¹⁾

123.31 m²
1327.3 ft²

Reduced headroom

1.44 m²
15.45 ft²

(1) Excluding balconies and terraces

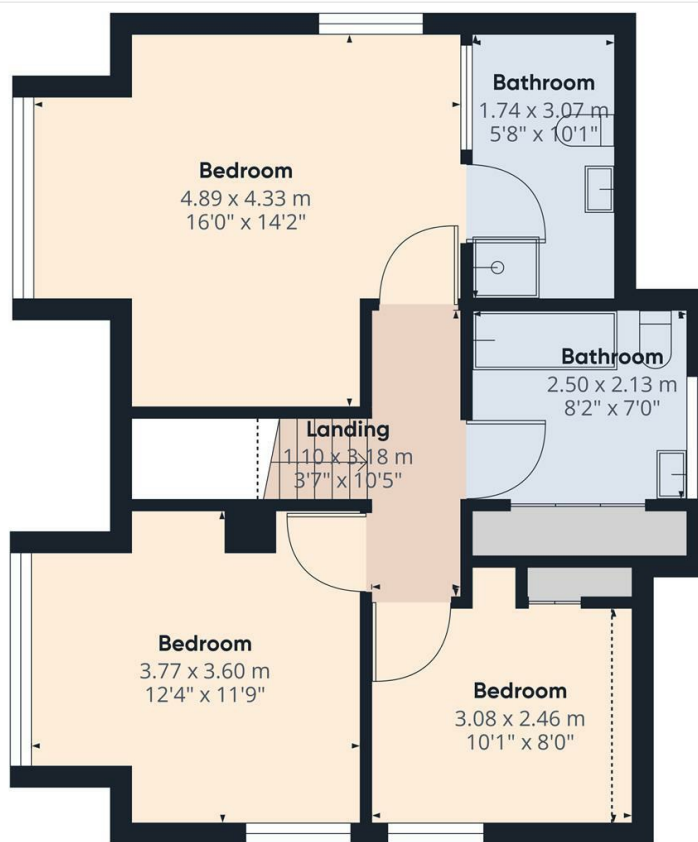
Reduced headroom

..... 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 are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 1

Approximate total area⁽¹⁾

54.26 m²
584.06 ft²

Reduced headroom

0.56 m²
6.03 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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