

51 Churchfields Road, Newquay, TR8 5JN



**STUNNING SOUTH FACING VIEWS | POPULAR VILLAGE LOCATION
| 3 double bedroom bungalow with enviable views occupying a
beautiful end of cul-de-sac plot on a very popular residential
street in the village of Cubert.**

- Ample parking, garage with sauna, storage area and garden workshop
- Low maintenance South Westerly facing garden enjoying a full days sun
- Stunning views over neighbouring countryside and beyond to St Agnes Beacon
- 3 double bedrooms with master en-suite
- Large open plan lounge/kitchen/diner optimising the views
- Highly desirable residential location a short distance from Holywell Bay & Newquay Town

Price £450,000 Freehold

Churchfields is a very popular development located in the very heart of Cubert. Cubert offers a range of local conveniences including a small shop, local bakery and very popular primary school with the lovely beaches of Crantock and Holywell Bay just a short distance away. Cubert is very popular for its proximity and short drive to both Newquay and Truro but offers the quieter life, with the small village being surrounded by stunning countryside and having the North Cornish Coast a mile walk down the road.

Located at the end of this quiet cul-de-sac, 51 Churchfields is a very enviable end plot with arguably the best views available on the development and Cubert in general.

From the brick paved front drive, the property enters into a small entrance vestibule providing a shield from the outside to open plan living area. The open plan living area works well segmented into an office, lounge, dining room and kitchen with interior condition fine throughout but offers the potential for any buyers to really make their own. All the South facing windows in this area have uninterrupted panoramic views. A solid wood block extended kitchen worktop provides additional seating and provides a nice break from the main living area, whilst still enjoying the views and being part of the entertaining space. It's equipped with a large range of floor and wall mounted kitchen units with recesses for all expected white goods and access to the rear garden. There is also a separate sunroom to the side of the bungalow with stunning views and access to a front terrace and rear garden.

The bungalow provides 3 double bedrooms with the master having a shower en-suite and dedicated wardrobe/dressing area. The second bedroom also provides a range of integral fitted wardrobes. There is also a family bathroom fully tiled with a full length side panel bath and separate shower unit.

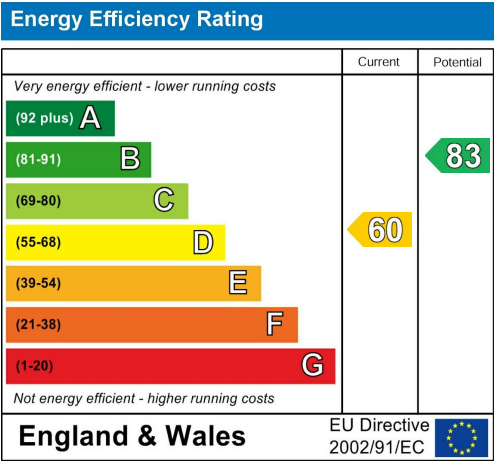
Outside, the property has a large brick paved drive that can accommodate up to 4 vehicles with ample additional street parking available in the area. To the front of the bungalow is a small storage area ideal for bins and recycling or secure bike/board store. The single garage is linked detached to the bungalow next door with rear access onto the garden. There is presently a large sauna unit which is being offered as part of the sale. To the rear is a very level garden, mainly laid to astro turf with mature hedging surround. A decked terrace also leads to the garden workshop which provides a nice area to revamp into a home office. From all areas, the outside of the bungalow enjoys the fantastic aspect.

TENURE
Freehold

SERVICES
Mains Water, Electric & drainage. Oil supply for the central heating.

COUNCIL TAX
Band D

MOBILE & BROADBAND COVERAGE
Standard: 17Mbps
Mobile: Limited







Floor 0 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
129.65 m²
1395.53 ft²

(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.

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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