

3 Browning Close, St. Columb, TR9 6TU



STUNNING CONDITION THROUGHOUT | SEPARATE GUEST STUDIO | Attractive 4-bedroom family home in a quiet cul-de-sac with terraced South facing garden and family studio just 10 minutes walk to the town centre.

- 3 double bedrooms, 1 single bedroom and external guest studio
- Fully fitted modern kitchen and external utility
- Gas central heating and modern uPVC double glazing
- Driveway parking for 4/5 vehicles and large storage shed
- Popular residential town just 10 minutes from the A30 and Newquay Town
- Well established South facing rear garden with sun room

Price £490,000 Freehold

Browning close is a fairly modern cul-de-sac of houses in the popular market town of St Columb Major. Within just a 5 minutes drive of the A30, St Columb Major has a good range of day to day amenities which are within easy walking distance as well as a number of cafes, pubs, Primary School and Drs Surgery. The town is very centrally located with Newquay, Truro, Bodmin and St Austell all within a 15 minute drive with the multiple popular beaches just 10 minutes down the road.

Entry to the property is gained into a large entrance hall washed with light from the large feature window to the front of the property. A sperate study and downstairs WC can be accessed along with the lounge and kitchen. The lounge has a stunning fire and surround as a focal point with a large window and door unit onto the rear garden. The kitchen has an extensive range of floor and wall mounted shaker style kitchen units with ample work surface, 5 point gas hob unit, 2 ovens, 2 combi ovens, integrated undercounter fridge, full height fridge and freezer and wine cooler with ample room for a large dining table and day sofa.

To the first floor is a lovely gallery landing providing access to the three doubles, and further single bedroom. The master has a spacious en-suite with floor to ceiling tiles throughout and a large quadrant shower cubicle. The family bathroom is again fully tiled with a modern white bathroom suite including a full length bath and separate corner shower cubicle.

The studio has a private door from the front, opening into an open plan lounge and bedroom. It has a private fully tiled shower room with the hot water and central heating running from the main house system. There is a side exit which also houses the utility facilities for the main house.

The property has access from front to back on either side. A lower patio section directly from the lounge raises to an elevated patio, lawned garden and summer house. There is also a large shed that nestles nicely at the side of the house which is a great addition taken up for storage which is much needed with a family home. The garden is fully enclosed with mature hedging around the boarders.

TENURE
Freehold

COUNCIL TAX
Band D

SERVICES
All Mains

BROADBAND & MOBILE COVERAGE AVAILABILITY
Fastest available download speed: Superfast up to 66Mbps
Mobile coverage: Limited
(Source: OFCOM)





