

24 Crown Crescent, St Newlyn East, TR8 5NQ



EXTENDED & FULLY RENOVATED | NO ONWARD CHAIN |
Beautifully presented mid-terrace 3 bedroom house fully
renovated throughout with stunning extended open plan
living to the ground floor offered with no onward chain.

- 2 Double bedrooms and 1 single bedroom
- Front porch extension and large rear lounge extension
- Low maintenance sunny rear garden overlooking neighbouring fields and countryside
- Completely renovated throughout to a high standard
- LPG Gas central heating & uPVC double glazing
- Quiet cul-de-sac in a popular residential village

Price £320,000 Freehold

24 Crown Court is a superb property located in a quiet cul-de-sac in the very popular village of St Newlyn East. The village is extremely popular thanks to it's community spirit, well equipped public spaces and proximity to Newquay Town, Truro and the central location on the North Cornish Coast. It's enjoyed by families as well as young couples right through to retirees.

From the front, the newly built porch with under floor heating opens through to the kitchen. The kitchen has a wide range of discrete handled units under a wood plank effect worktop with matching upstand. A cupboard houses a new combination boiler with a further pantry cupboard housing the washing machine. The open plan leads you to a nice dining area into the extended lounge again with underfloor heating, with large patio door unit and sky lantern to the rear. A small corridor leads you to the downstairs bedroom and stairwell to the first floor.

The first floor presents 2 double bedrooms with the rear having lovely views over the neighbouring countryside all the way to St Agnes Beacon. There is a separate WC and a family bathroom. The bathroom is stunning with the original floorboards exposed and treated, a modern patterned tile surrounding the bath and large walk in shower with a large basin with vanity unit under.

The Front of the property has ample parking for 2 vehicles and has a side access path leading towards the rear. The rear garden is mainly laid to lawn with mature shrubs bordering the neighbouring properties. The end of the garden is left open with a seating

area enjoying the views and animals which can often be seen in the neighbouring field.

AGENTS NOTE

There is a Section 157 Covenant on the property where the a purchaser must have lived or worked in Cornwall within a 3 year period of purchase.

TENURE

Freehold

SERVICES

Mains electric, water and drainage, LPG for the gas central heating and hot water.

BROADBAND AND MOBILE COVERAGE AVAILABILITY

Fastest available download speed: up to 1800 Mbs (Full Fibre BT installed)
Mobile coverage: Likely
(Source: OFCOM)





