

5 Silver Birch Gardens, St Columb, TR9 6GJ



NO ONWARD CHAIN | STUNNING CONDITION THROUGHOUT |
End of terrace 3 bedroom house built in 2021 presented in
fantastic condition with a fully equipped modern kitchen,
sunny low maintenance South West facing garden and 2
allocated parking spaces.

- End of terrace modern home finished to a great standard
- Open plan living accommodation with optional Oak dividing doors
- Fully fitted modern kitchen with all integral appliances
- Ground floor WC, under stairs and hallway storage
- South West facing sunny, enclosed rear garden with natural stone patio
- Popular residential location near the A30 & Kingsley Village complex

Price £285,000 Freehold

Located in a true central Cornwall location, Silver Birch offers a wonderful flexible home within easy reach of all local amenities including the extremely popular Kingsley shopping precinct. The property has excellent travel links including the A30, Newquay Airport and is within 20 minutes' drive of Newquay, Padstow, Bodmin, St Austell and Truro. It is ideally located if you need to travel for work or any of the facilities each town offers, especially the wonderful coasts.

Entering into the property, the end of terrace nature is immediately evident with the additional side windows providing ample natural light into the entrance hall and first floor landing. The entrance hall has a WC, under stairs storage cupboard and access to both the kitchen and the lounge. The kitchen has a range of white handleless kitchen units under a marble effect worktop with integrated, fridge freezer, dishwasher free standing washing machine and also houses the gas combination boiler providing the hot water and central heating throughout. This opens through to the dining room and further into the lounge. The lounge expands across the rear of the property with a patio door unit opening onto the rear patio.

To the first floor are 2 large double rooms a further generous single bedroom with the rear rooms having some lovely views over the neighbouring countryside. The family bathroom offers a full length side panel bath with shower over off a mains powered mixer tap, WC and wall hung basin with a vanity unit under with a marble effect tiling to all of the wet areas and floor.

Outside, the property has 2 allocated parking spaces to the rear with ample further on-street parking if necessary. Directly to the rear of the property is a natural stone paved patio with steps down to a lawned garden with an access path to the parking.

TENURE
Freehold

SERVICES
All mains?

COUNCIL TAX
Band B

BROADBAND AND MOBILE COVERAGE AVAILABILITY
Fastest available download speed: up to 80Mbps
Mobile coverage: Limited/none
(Source: OFCOM)





