

11 Trethiggey Crescent, Quintrell Downs, TR8 4LF



EXTENDED BUNGALOW | OPEN PLAN LIVING WITH VAULTED LOUNGE | Deceptively spacious 3 bedroom semi-detached bungalow in a very popular residential cul-de-sac in Quintrell downs with a sunny private garden.

- 3 double bedrooms with master en-suite
- Open plan lounge/kitchen/diner with bi-fold doors to the patio
- Modern fully tiled bathroom and en-suite
- Extended by the current owners to a high standard with new wiring
- Highly popular residential cul-de-sac ideal for families or retirees
- Low maintenance patio and garden

Price £369,950 Freehold

Located in the heart of Quintrell Downs, this property offers a wonderful opportunity to enjoy village life while still being within easy reach of town amenities. Neighboring the very popular Newquay Garden Centre and only 15 minutes walk to the ever-growing Nansledan development, there are a host of independent shops and cafes within walking distance. Newquay Town Centre and town beaches are also just a five minute drive from the property as well as the A30.

From the front there is a private driveway for 2 vehicles with ample street parking around the area if necessary. Entering into the property a generous hallway gives access to 2 large double bedrooms and the family bathroom which has floor to ceiling tiles throughout, large integral mirror and a jacuzzi bath with mains fed shower over.

The main feature of the bungalow is the family room. The combined kitchen/diner has a wide opening to a vaulted ceiling lounge which really modernises the bungalow. The kitchen has a range of floor and wall mounted gloss finish units with a metro tile splash back surround open through to a dining section providing ample room for a dining table for 8 people. The diner opens into the lounge which is dual aspect maximising light with bi-fold door onto the natural stone patio with the vaulted ceiling giving it a more spacious feel than the measurements suggest.

From the dining room you can access the utility room and master en-suite. The utility has a run of worktop with inset sink and plumbing for a washing machine and tumble dryer with a door leading to the rear of the bungalow. The master bedroom has 'his and hers' cupboards and has it's own spacious en-suite with a concealed cistern WC, shower cubical and wall hung basin finished off with stone effect tile surrounds.

Outside the bungalow has a low maintenance side garden which can be accessed from the drive consisting of a patio moving onto a lawn with steps to a raised lawn towards the rear. Fully enclosed with block walls and timber fencing, it enjoys a lot of the days sun and is low maintenance given the limited planting. There is an access path around the rear of the bungalow to the neighboring boundary.

SERVICIES

Mains Electric, Water and Drainage. Oil central heating.

COUNCIL TAX

Band B

TENURE


Freehold

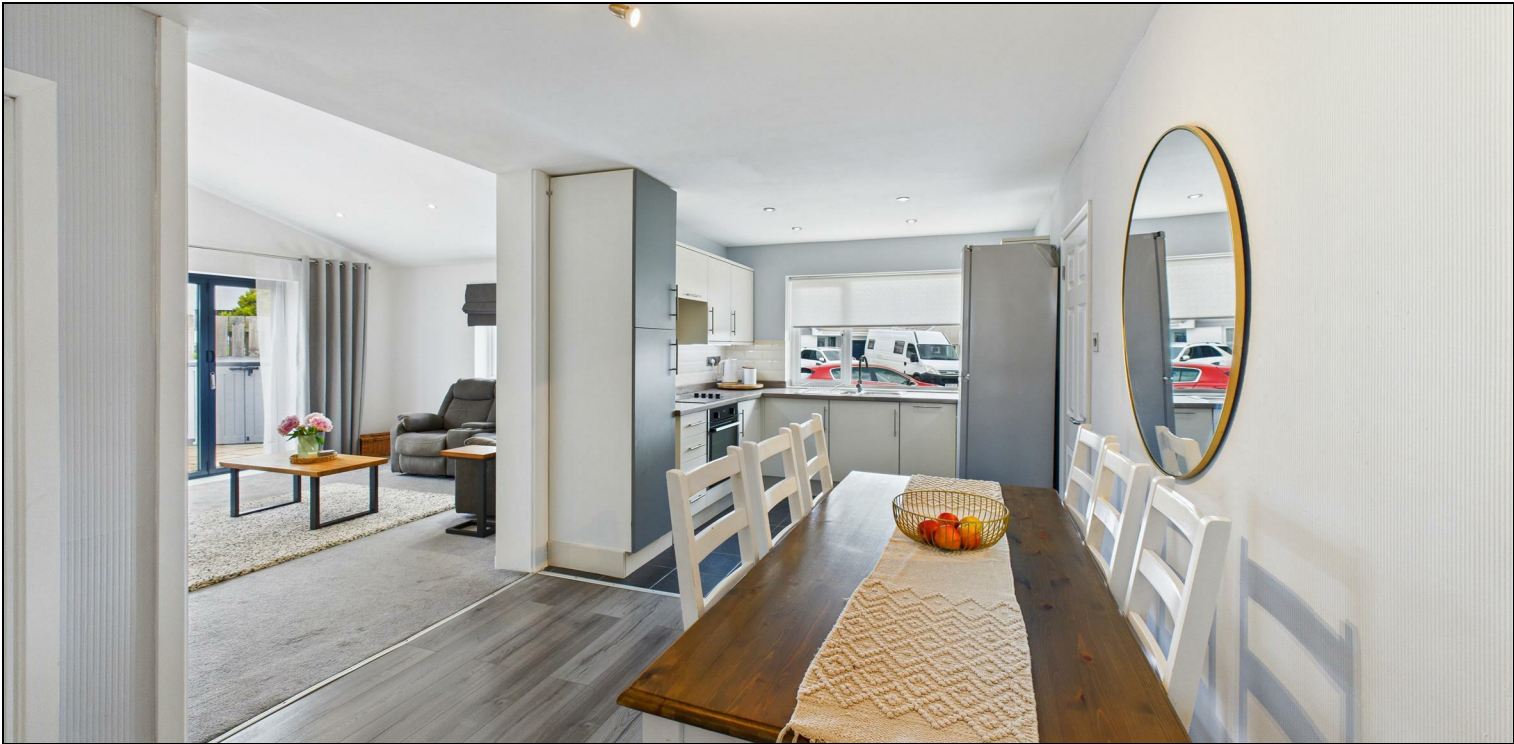
BROADBAND AND MOBILE COVERAGE AVAILABILITY

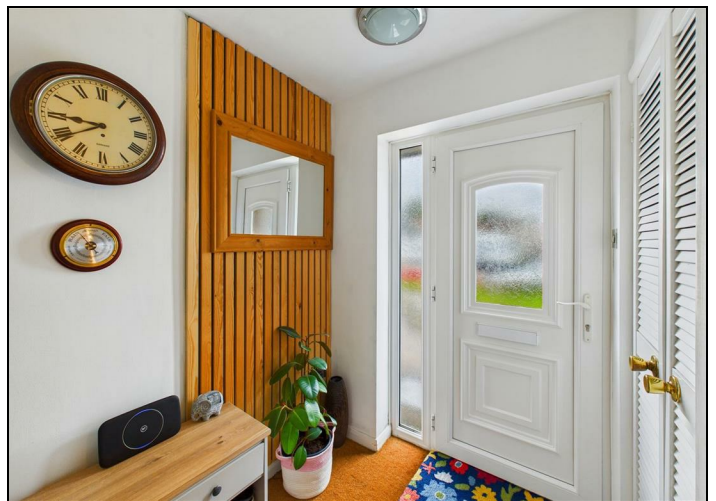
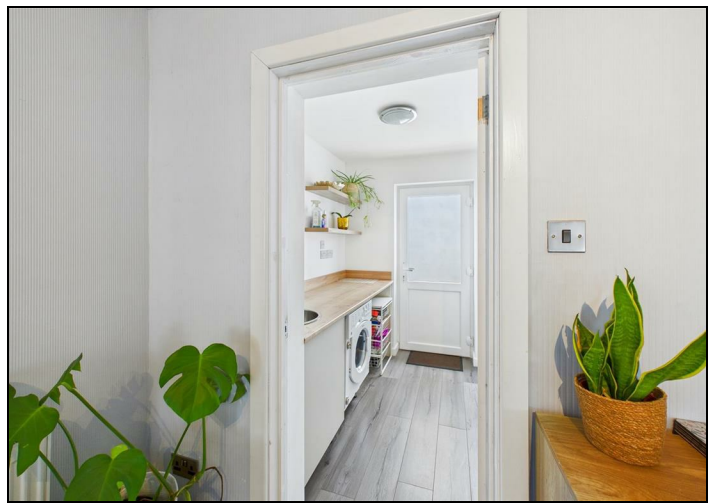
Fastest available download speed: up to 80Mbps

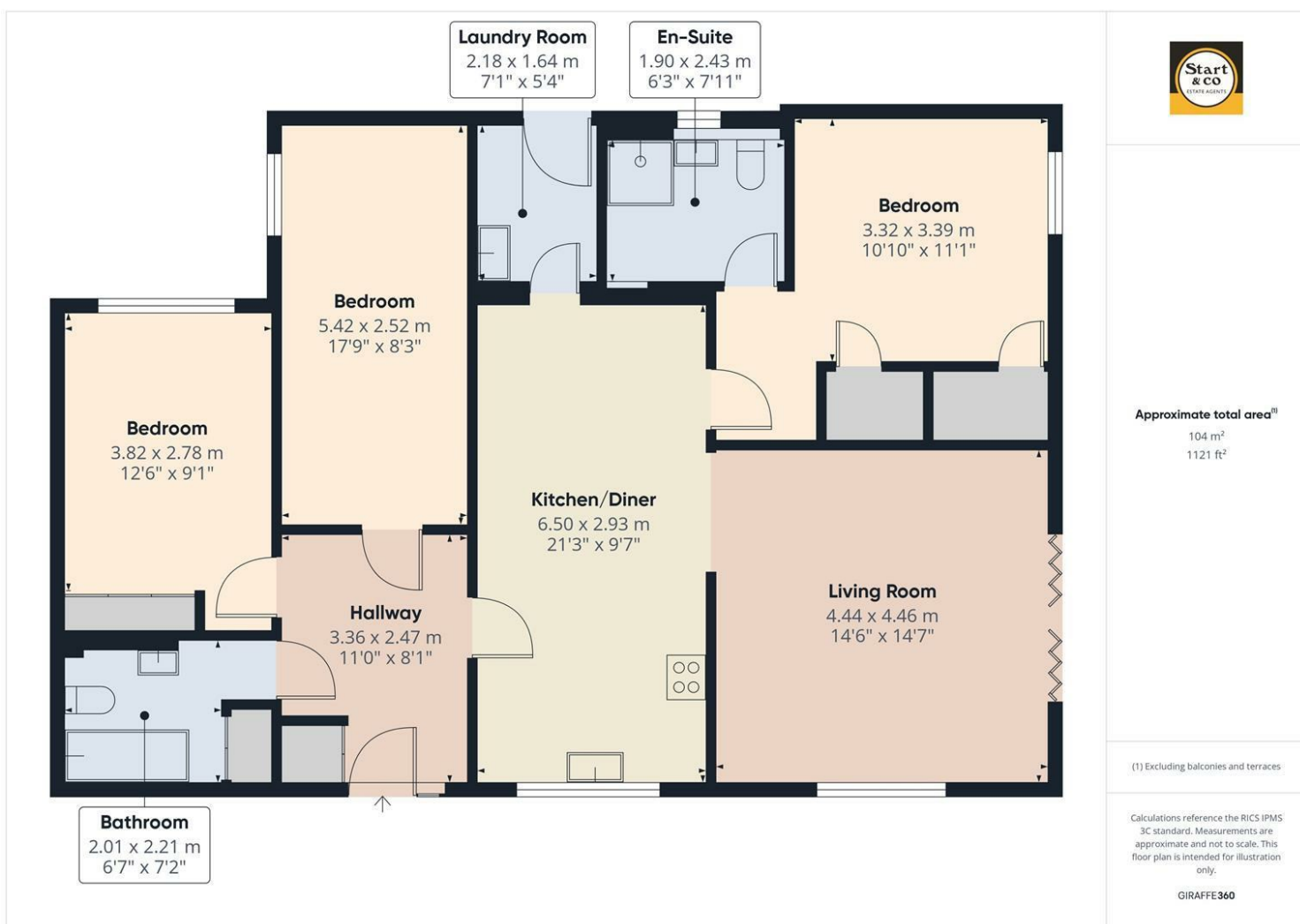
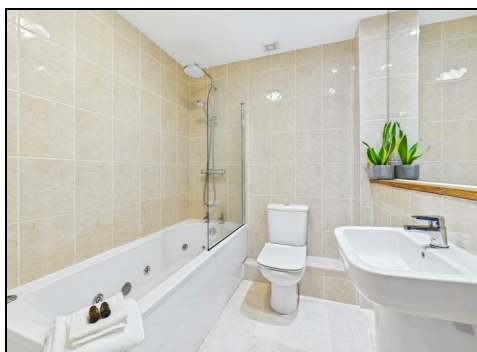
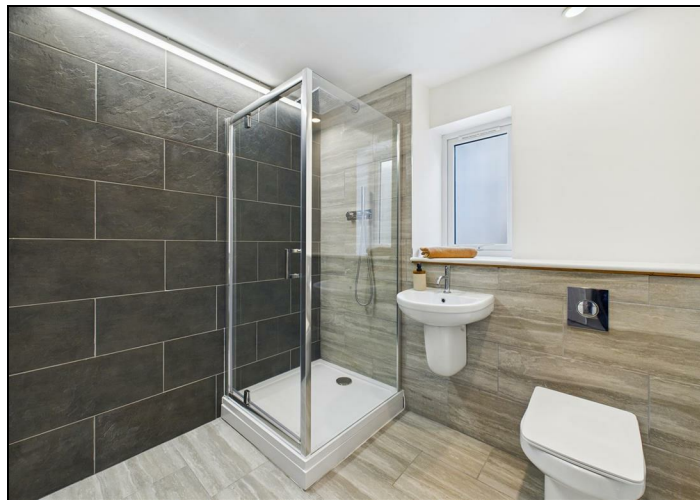
Mobile coverage: Limited/none

(Source: OFCOM)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 







Start & co

THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk