



32, Trethiggey Crescent, Newquay, TR8 4LF

david ball
Agencies

A spacious three bedroom detached bungalow, ideally situated in a highly sought-after location and offered to the market. Boasting generous and versatile accommodation, the property features a well-appointed fitted kitchen, spacious living areas and is set within beautifully secluded gardens. Further benefits include a garage, driveway parking for three vehicles and a high degree of privacy. An early viewing is highly recommended to fully appreciate the space, setting and potential this wonderful home has to offer.

Offers In Excess Of £465,000 Freehold

Key Features

- Detached Bungalow
- Spacious Open Plan Living Room/ Dining Room/Snug
- Generous Front & Rear Gardens
- Gym/ Office Space
- Three Double Bedrooms
- Modern Kitchen & Utility
- Garage & Ample Drive Way Parking
- Quiet Cul De Location





Location

Situated in a prime location with plenty of local amenities just a short walk away. The village features a Spar supermarket, a post office, a village hall, garden centre and several local pubs and restaurants. For bigger shopping trips or a day at the beach, the premier tourist resort of Newquay is only a quick drive down the road.

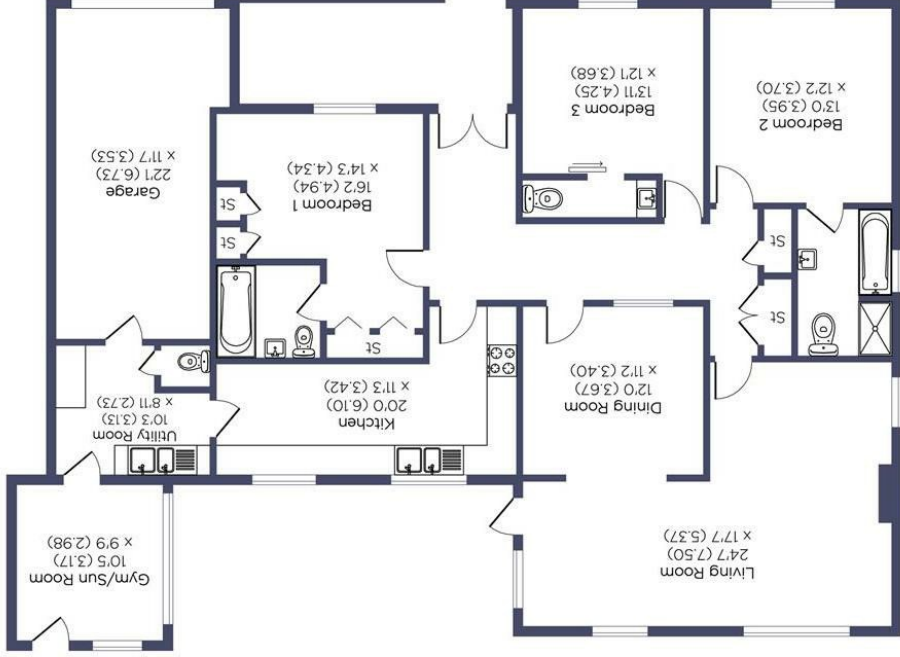
The Property

This stylish three bedroom detached bungalow is tucked away in a quiet cul-de-sac within the village of Quintrell Downs. It offers a great layout for comfortable living and sits just three miles away from the popular seaside town of Newquay. Inside, the home features a large and bright open plan living space that connects the lounge, dining room, and a cosy snug together. This fantastic space effortlessly flows. The modern fitted kitchen comes with a separate utility room. All three bedrooms are well proportioned and enjoy the privacy of their own attached en-suite bath, shower, or cloakrooms. The entire house benefits from LP gas central heating and double-glazed windows. The outside space is just as impressive, boasting generous green gardens in both the front and the back of the property. There is also a private garage and a large driveway with ample parking space for multiple cars.

Services

The following services can be found at the property: Mains electricity, water and drainage, however, we have not verified any of the connections.

Trethiggy Crescent, Quintrell Downs, Newquay, TR8
 Approximate Area = 1705 sq ft / 158.4 sq m
 Garage Area = 235 sq ft / 21.8 sq m
 Total Area = 1940 sq ft - 180.2 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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www.davidballagencies.co.uk



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e.sales@dba.estate
 34 East Street, Newquay, Cornwall TR7 1BH

Energy Efficiency Rating	
Current	Potential
47	57
England & Wales	
EU Directive 2002/91/EC	

Very energy efficient - lower running costs	
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Not energy efficient - higher running costs	

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