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## 15 Treforda Road, Newquay TR7 2LH

**£495,000**

A BRILLIANT THREE DOUBLE-BEDROOM DETACHED PROPERTY, OCCUPYING A HIGHLY DESIRABLE RESIDENTIAL POSITION AND OFFERING AN EXCEPTIONALLY LARGE PRIVATE GARDEN, GARAGE AND DRIVEWAY PARKING. OFFERED FOR SALE WITH NO ONWARD CHAIN. THIS IMPRESSIVE HOME PROVIDES GENEROUS AND VERSATILE ACCOMMODATION AND REPRESENTS A RARE OPPORTUNITY TO ACQUIRE A HIGH QUALITY HOME IN A SOUGHT-AFTER LOCATION.

**PROPERTY TYPE:** Bungalow - Detached

**RECEPTIONS:** 1 / **BEDROOMS:** 3 / **BATHROOMS:** 1

### FEATURES:

- THREE DOUBLE BEDROOM SPLIT LEVEL PROPERTY
- EXCEPTIONALLY SPACIOUS AND INCREDIBLY PRIVATE REAR GARDEN
- GARAGE AND DRIVEWAY
- PRESENTED TO A HIGH STANDARD INSIDE AND OUT
- NO ONWARD CHAIN
- HIGHLY DESIRABLE RESIDENTIAL LOCATION WHERE PROPERTIES RARELY COME TO THE MARKET
- SHED AND BASEMENT
- SOLAR PANELS
- OPEN FAR REACHING VIEWS ACROSS THE TOWN
- GARDEN MEASURES 36m x 17m

01637 877754

[info@momovenewquay.co.uk](mailto:info@momovenewquay.co.uk)

[www.momove.co.uk](http://www.momove.co.uk)

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## DESCRIPTION:

Welcome to Number Fifteen Treforda Road, an exceptionally spacious three double-bedroom detached home enjoying a highly sought-after position on the southern side of Newquay. Set within a peaceful and desirable residential area, the property offers a wonderful combination of generous living space, modern style and an incredible private garden which is considerably larger than average. The picturesque Gannel Estuary is just moments away, while Trenance Gardens and Leisure Park are also within easy reach, providing plenty of opportunity to enjoy the surrounding countryside and coast.

The property has been beautifully updated and thoughtfully improved by the current owners, we have created a stylish and welcoming home that is ready to move straight into. Inside, the accommodation is light, spacious and well proportioned, with three genuine double bedrooms and a versatile layout suited to modern family life. Outside, the substantial private garden is a real highlight, offering an exceptional amount of space and a rare degree of privacy for a property in such a convenient location. Combining generous proportions, excellent presentation and a superb setting close to the Gannel and Newquay's amenities.

A useful porch provides a welcoming entrance to the property and leads into a particularly spacious hallway, with a small flight of steps rising to the landing area. The first of the three double bedrooms is positioned just off the hallway, a lovely light room with a window overlooking the rear garden.

Continuing along the hallway, you reach the truly impressive dual-aspect open-plan lounge/diner. This fabulous social space is flooded with natural light from two large picture windows, which beautifully frame the superb views across the garden and towards the town. There is an abundance of space for a large dining table as well as plenty of lounge furniture, making this a wonderful room for entertaining, dining and socialising with family and friends.

The kitchen is positioned to the opposite side of the hallway and features a traditional range of fitted units, with space for the necessary white goods and an integrated oven. A further side porch provides convenient access directly out to the garden.

You will find the two remaining double bedrooms off the landing area, both enjoying windows overlooking the front of the property. One of the bedrooms also benefits from useful built-in wardrobes.

Completing the accommodation is the family bathroom, which is fitted with a P-shaped bath with shower over, WC and wash basin, complemented by attractive tiling. The hot water cylinder is conveniently housed within a cupboard in the bathroom. There is also the added benefit of a separate WC.

Outside, the property continues to impress. To the front, a driveway provides parking for two cars and leads to the single garage. The front garden is beautifully established and predominantly laid to lawn, with a mature fruit tree and an attractive selection of well-cared-for plants and shrubs. Gated access can be found to both sides of the property, leading through to the exceptional rear garden.

The rear garden is a particular highlight and is considerably larger than you would typically expect, being mainly laid to lawn with a large paved patio providing an excellent space for outdoor seating and entertaining. The garden is wonderfully mature and well established, with an abundance of trees, plants, bushes and roses creating a private and colourful setting. There is also a large garden shed, while a useful basement area provides additional storage and has plumbing for a washing machine.

The property benefits from gas-fired central heating throughout, powered by a modern condensing boiler, and is incredibly well presented with high-quality décor and floor coverings throughout.

Properties on this road rarely come to the market, and it is easy to see why. The combination of the highly desirable location, spacious accommodation, exceptional garden and attractive views makes this a particularly special home. Offered for sale with no onward chain, this is a rare opportunity with the potential for a straightforward purchase without the usual chain-related delays.

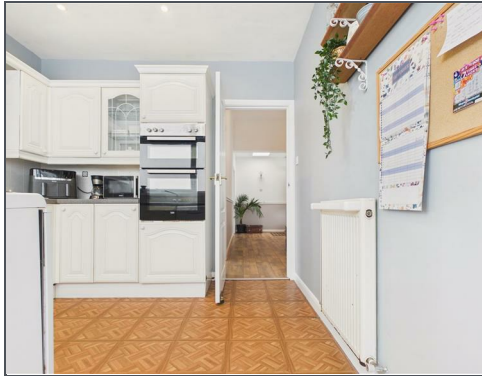
Lounge/Diner  
7.39m x 4.55m (24'2" x 14'11")

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Kitchen  
3.03m x 2.88m (9'11" x 9'5")

Bathroom  
3.04m x 1.69m (9'11" x 5'6")

Bedroom 1  
4.10m x 3.48m (13'5" x 11'5")

Bedroom 2  
3.84m x 3.32m (12'7" x 10'10")

Bedroom 3  
3.47m x 2.69m (11'4" x 8'9")

Hallway  
5.66m x 1.74m (18'6" x 5'8")

Garage  
4.99m x 2.69m (16'4" x 8'9")

### Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

Items shown in photographs are not included unless specifically mentioned in the sales particulars.

All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

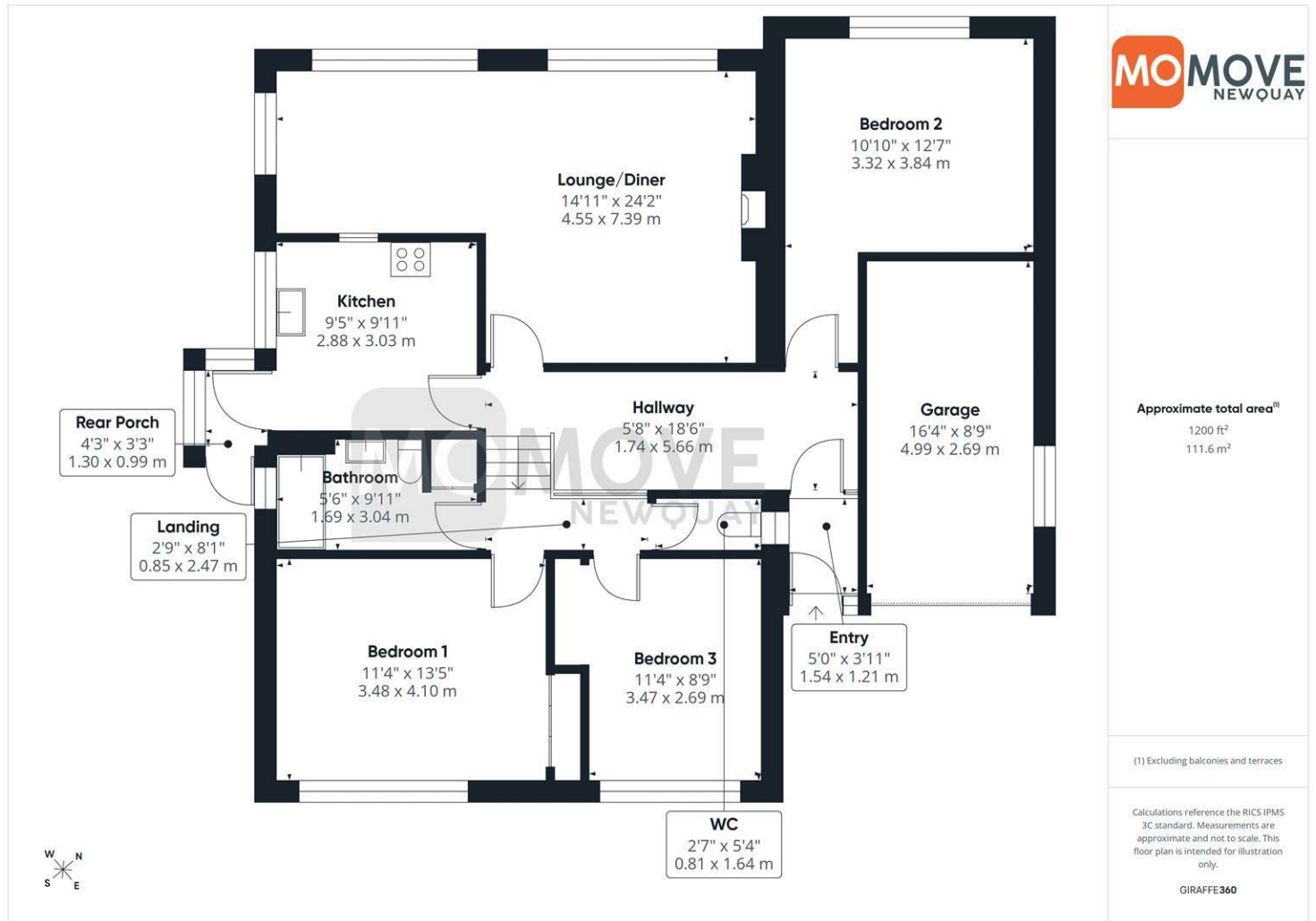
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## FLOORPLAN:



| Energy Efficiency Rating                    |                   | Current                 | Potential |
|---------------------------------------------|-------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92-101) <b>A</b> |                         | <b>94</b> |
|                                             | (81-91) <b>B</b>  |                         |           |
|                                             | (69-80) <b>C</b>  |                         |           |
|                                             | (55-68) <b>D</b>  |                         |           |
|                                             | (39-54) <b>E</b>  |                         |           |
|                                             | (21-38) <b>F</b>  |                         |           |
|                                             | (1-20) <b>G</b>   |                         |           |
| Not energy efficient - higher running costs |                   |                         |           |
| <b>England &amp; Wales</b>                  |                   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                    | Current                 | Potential |
|-----------------------------------------------------------------|--------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | (92 plus) <b>A</b> |                         |           |
|                                                                 | (81-91) <b>B</b>   |                         |           |
|                                                                 | (69-80) <b>C</b>   |                         |           |
|                                                                 | (55-68) <b>D</b>   |                         |           |
|                                                                 | (39-54) <b>E</b>   |                         |           |
|                                                                 | (21-38) <b>F</b>   |                         |           |
|                                                                 | (1-20) <b>G</b>    |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                    |                         |           |
| <b>England &amp; Wales</b>                                      |                    | EU Directive 2002/91/EC |           |

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