

150 Bedowan Meadows, Newquay, Cornwall TR7 2TB



SPACIOUS MODERN 4 BEDROOM DETACHED HOUSE WITH A SOUTH FACING GARDEN, DRIVEWAY PARKING, 3 BATHROOMS AND A RE-PURPOSED INTEGRAL DOUBLE GARAGE SUITABLE AS A HOME OFFICE/GYM/WORKSHOP ETC.

- 4 Double Bedrooms, 3 Bathrooms – 1624sqft
- South facing enclosed garden
- Downstairs WC
- OFFERED WITH NO ONWARD CHAIN
- Lounge, dining room and kitchen/diner
- Parking for 2/3 vehicles
- Gas central heating and double glazing
- Utility room
- Former integral double garage – multi-purpose room
- Small estate of family homes

Price £479,950 Freehold

This particularly spacious 4 bedroom family home is amongst one of the largest on this relatively modern estate at the end of Bedowan Meadows, conveniently located for schools, beaches and the Town Centre. Accommodation includes an impressive central hall off a covered entrance, an integral double garage (now plastered, carpeted and with the doors internally blocked up but easily reinstated), a downstairs wc, a lounge with a separate dining room and a spacious kitchen/diner with a separate utility room. Upstairs, there are four double bedrooms (2 en-suites) and a family bathroom, along with no less than 7 built in wardrobes/cupboards for storage. Externally, the property has a side drive with an additional gravelled area upon which you cold park extra cars and a fully enclosed decked and lawned rear garden which faces due South.

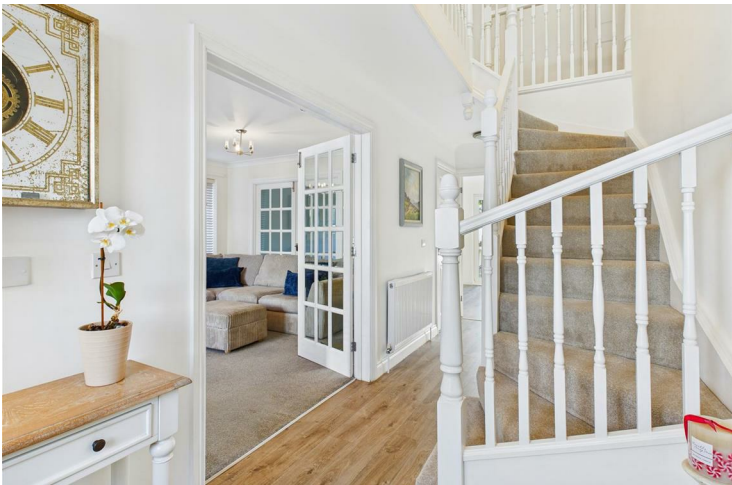
The property has been well cared for and has had a recent boiler and a lovely master bedroom en-suite refit. The kitchen and remaining 2 bathrooms are older and could be upgraded as required.

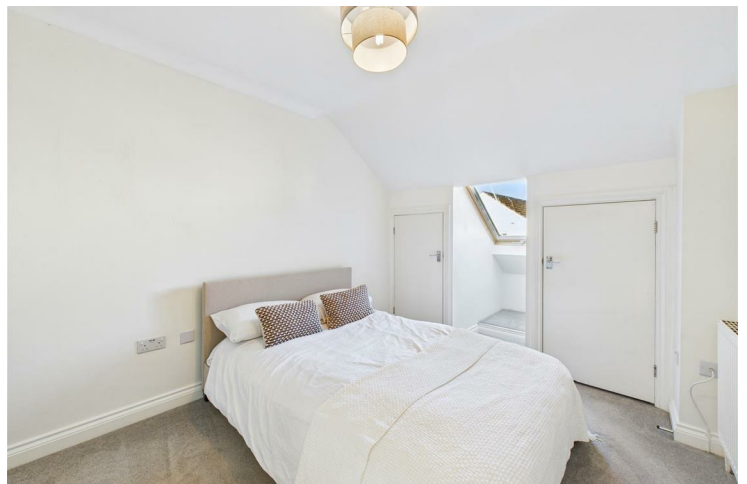
TENURE
Freehold

SERVICES
All Mains

COUNCIL TAX
Band E

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		
	74	78
England & Wales		EU Directive 2002/91/EC







Floor 0



Floor 1



Approximate total area¹

151.2 m²
1624 ft²

Reduced headroom

0.8 m²
9 ft²

(1) Excluding balconies and terraces

Reduced headroom:

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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