

28 Place Parc
St Columb Minor, Newquay

david ball
| LUXURY COLLECTION |



This completely refurbished 1782 sq ft detached four bedroom family bungalow has been tastefully extended to provide substantial living space whilst still boasting a generous separate lounge and being finished to a high standard throughout. With level landscaped garden to the rear and driveway parking at the front. Viewing highly recommended.

Offers In Excess Of £550,000

Freehold

Key Features

- Fully refurbished detached bungalow
- Four bedrooms
- Impressive open plan living space
- Separate lounge
- Bedroom four with en-suite
- High specification finishings throughout
- Quiet cul-de-sac location
- Level landscaped rear garden
- Single integrated garage
- Driveway parking for four cars



The Property

Upon entering through the porch, you step into a spacious lounge featuring a media wall and a cozy log burner with engineered oak flooring that flows throughout the living spaces. In the original bungalow layout, the bedrooms include a double room with fitted wardrobes, another double room overlooking the garden, and a comfortable single room. The family bathroom is stylishly designed with electric underfloor heating and a bath with an overhead waterfall shower featuring a convenient tiled recessed shelf.

The extended part of the bungalow showcases a stunning open-plan living area with a vaulted ceiling that boasts underfloor heating throughout. The kitchen features matt light grey handleless units and white quartz work surfaces, and fully integrated Neff appliances, including a four-ring induction hob with downdraft extractor, dual oven combo with warming drawer, and a full-height fridge and freezer. The central island, with matching quartz surface and breakfast bar, includes an integrated wine cooler and a stainless steel under-mounted sink with milled drainage. Skylights above bring in an abundance of natural light, while a log burner adds warmth and charm. Bifold doors open directly into the garden space that is at the same level, creating an easy indoor-outdoor flow.

Off the kitchen, there is access to a single garage. At the end of the extension, a utility room mirrors the kitchen's workspace, providing under-counter space for a washing machine and dryer, with an undermounted sink and milled drainer, as well as access to the garden.

The property also includes an annex that has the adds the fourth bedroom, en-suite shower room, and the potential to incorporate the utility area to create a fully self-contained space that could provide an income.





Externally

To the front of the property the owner has increased the driveway parking to provide a minimum of four spaces, access to the the single garage as well as down the side of the property which also hosts further storage and leads into the rear garden.

To the rear the garden has been landscaped and created to be very low maintenance with composite decking and a lawn area.





The Location

28 Place Parc is situated on one of the largest plot in the cul-de-sac that sits in the heart of the historic town St Columb Minor, which offers charming village atmosphere, complete with a church, pub as well as primary and secondary schools. Just two miles away, the vibrant town of Newquay awaits, providing a wealth of shopping, dining, and entertainment options.

The town also boasts an historic working picturesque fishing harbour and some of Europe's finest coastline. There is a bus and railway service to outlying areas and Newquay Airport is approximately seven miles distance from the town.



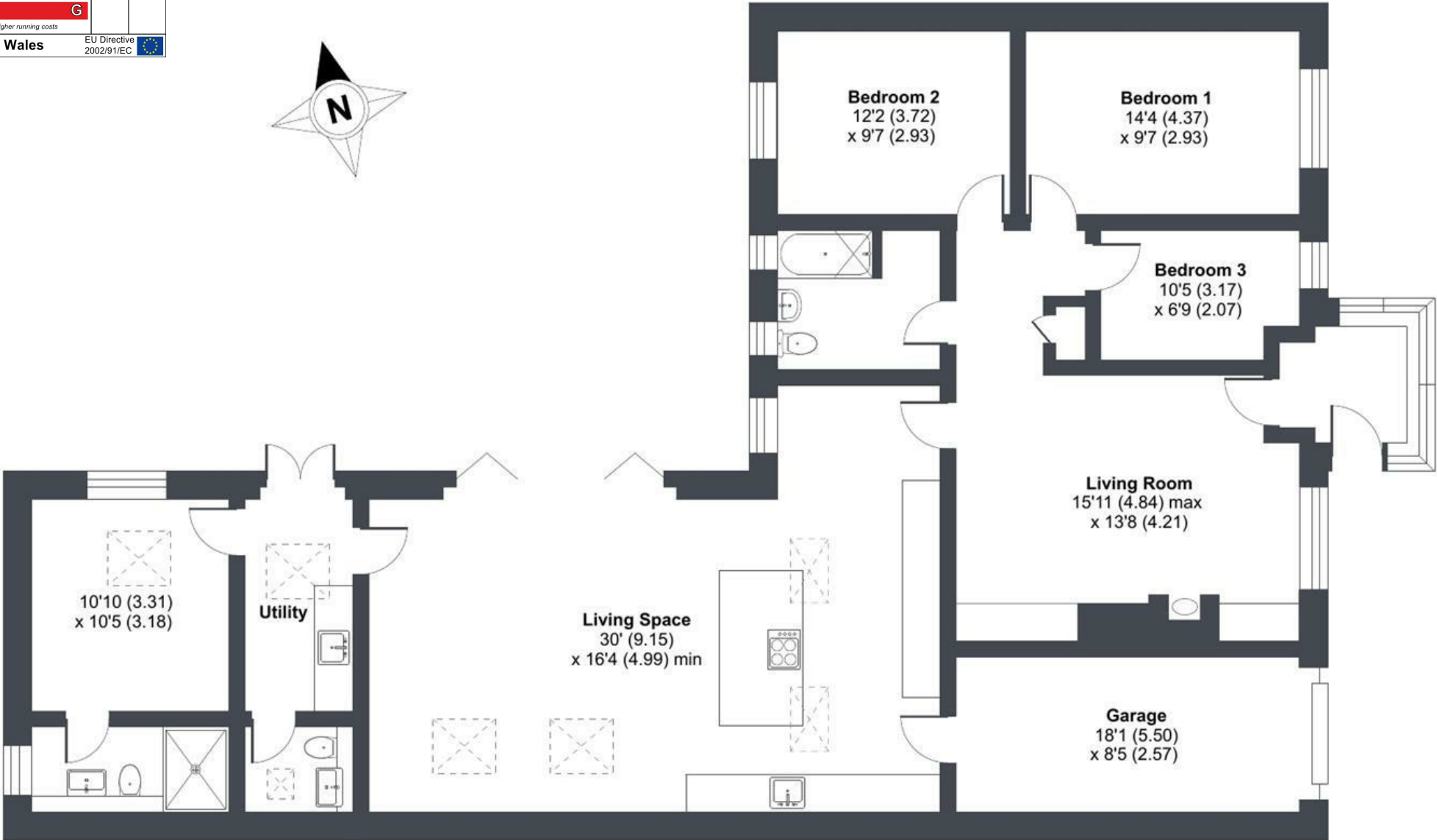
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Place Parc, Newquay, TR7

Approximate Area = 1636 sq ft / 151.9 sq m
 Garage = 146 sq ft / 13.5 sq m
 Total = 1782 sq ft / 165.4 sq m

For identification only - Not to scale



GROUND FLOOR





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