



Souvenir, Newquay, TR8 4NN

david ball
Agencies

A modern detached 4-bedroom family home in the popular area of Trencreek in Newquay. This sizeable plot offers ample parking for up to 4 or 5 cars, a detached garage and further outbuilding, and a large garden. This home is close to local shops and amenities providing easy access to local schooling facilities.

£795,000 Freehold

Key Features

- Great Location
- Large plot
- Detached garage
- Four bedroom family home
- Ample parking for 4-5 cars
- Additional outbuilding





Entrance Hall

Stairs rising to first floor landing. Doors to subsequent accommodation. Dual aspect UPVC double glazed windows to side and rear.

Lounge

Dual aspect double glazed windows to front and side.

Kitchen/Diner

Dual aspect double glazed windows to side and rear. Modern fitted kitchen to include a range of wall, base and drawer units with rolltop work surfaces and composite sink with drainer. Integrated dishwasher, oven and hob.

Rear Porch

Space for washing machine and tumble dryer. Dual aspect double glazed windows. UPVC double glazed door to garden.

Family Bathroom

UPVC double glazed opaque window to rear elevation. Shower cubicle with glass door and mains overhead shower above. Panel bath unit with mixer tap. Sink with mixer tap.

Bedroom 4

UPVC double glazed window rear.

Bedroom 1

UPVC double glazed window to front.

First Floor Landing

Doors to subsequent accommodation.

Bedroom 2

UPVC double glazed window to front. Borrowed light single glazed obscure window to stairwell.

Bedroom 3

UPVC double glazed window to side elevation.

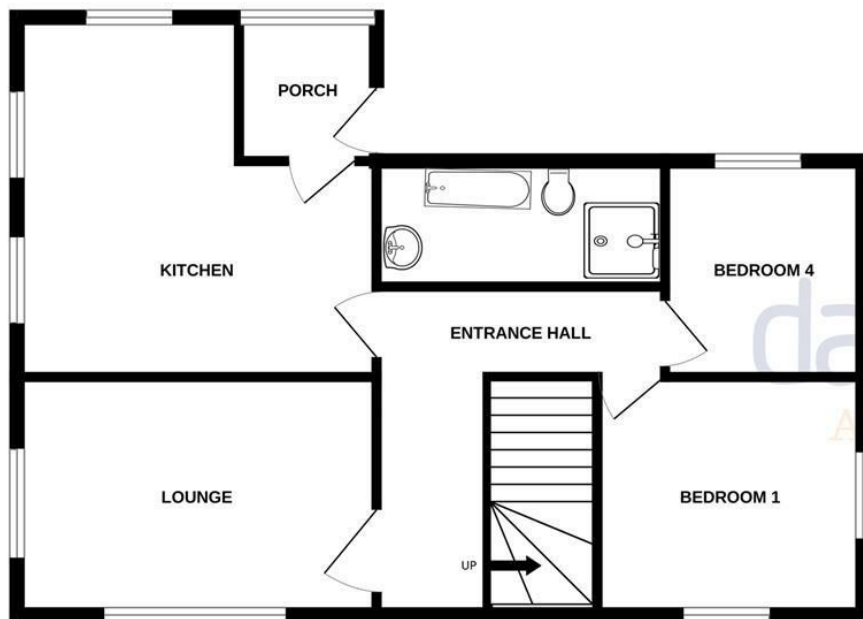
Garage

Detached garage with up and over door.

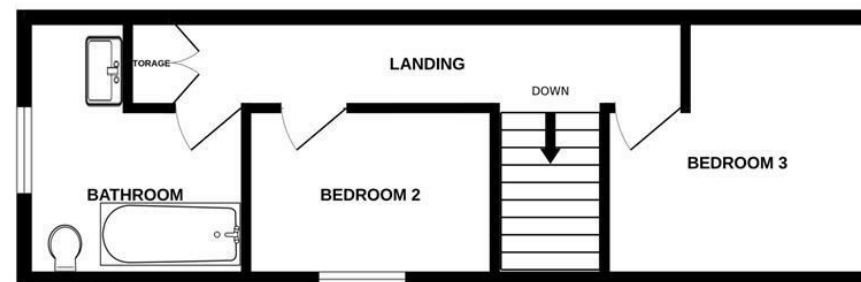
Externally

To the front of the property there is ample parking for multiple cars on a gravel driveway. To the rear is a large concrete outbuilding and large garden

GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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