



1, Fox Close, Newquay, TR7 2FB

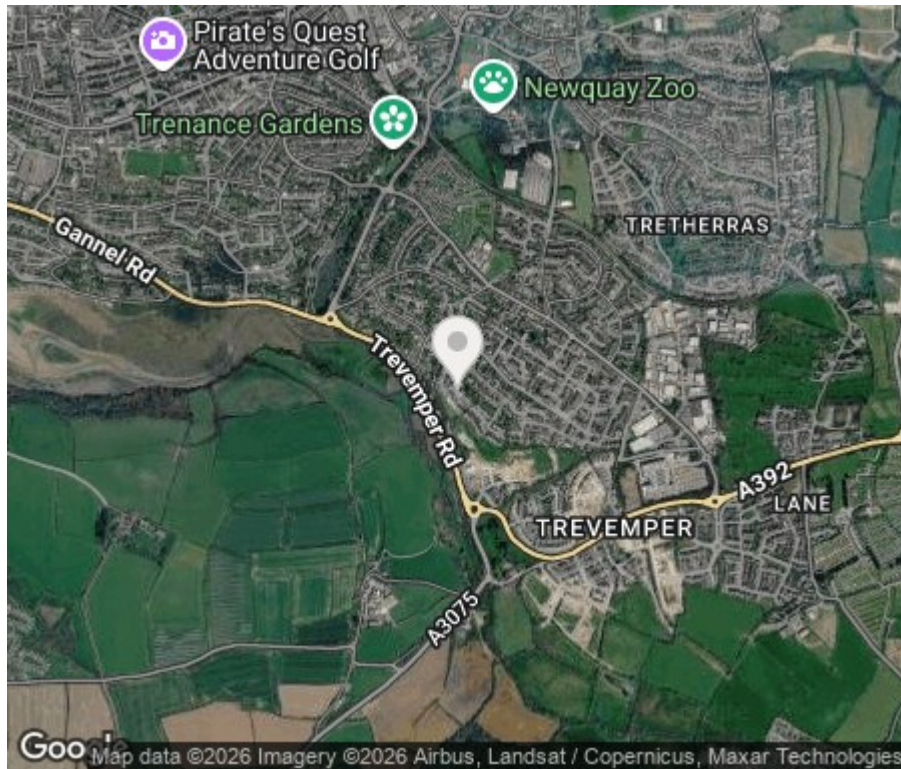
david ball
Agencies

Occupying a distinctive position within this popular residential development, this is the only detached two-bedroom home of its kind on the estate, offering a unique opportunity to acquire a property that stands apart from the surrounding homes. Benefiting from versatile accommodation, a garage converted to a studio space, ample driveway parking and low maintenance.

Guide Price £360,000 Freehold

Key Features

- Detached two bedroom home
- Contemporary kitchen/dining room with integrated appliances
- Private, low-maintenance rear garden
- Ample driveway parking
- Bright dual-aspect living room with garden access
- Converted and fully insulated art studio
- Garden shed storage
- Gas central heating and uPVC double glazing throughout





The Property

Entering into the welcoming entrance hall featuring a practical coat storage area and a light well, providing ample natural light. The generously sized ground floor cloakroom/WC also provides additional storage potential.

The ground floor layout is cleverly arranged around a central, slightly offset staircase, which creates a sense of separation between the living and kitchen areas whilst maintaining a sociable, semi-open-plan feel. The lounge is the larger of the two spaces and benefits from dual-aspect windows, including a front-facing window and double doors opening onto the rear garden, allowing for an abundance of natural light throughout the day.

The kitchen/dining room is a well-designed and highly functional space, fitted with modern handleless units, square-edge worktops and a range of integrated appliances including an electric hob and oven, fridge, freezer, dishwasher and washing machine. Understairs storage is currently utilised as a pantry cupboard, making excellent use of the available space, whilst a further door provides direct access to the rear garden.

To the first floor, a naturally bright U-shaped landing enjoys views across the nearby green and provides access to both bedrooms and the family bathroom. The principal bedroom is a generous double room with ample space for bedroom furniture and storage, whilst also enjoying glimpses towards the Gannel Estuary. The second bedroom is another comfortable double, benefiting from a built-in wardrobe over the stairs and attractive views across the Newquay townscape.

The family bathroom is finished in a contemporary style, featuring grey stone-effect wall and floor tiling, a P-shaped bath and stylish brass sanitary ware.

A particular feature of the property is the converted garage, currently utilised as an art studio. Fully insulated and benefiting from Velux roof windows together with a front-facing window, this adaptable space offers a variety of potential uses. It could continue as a studio, provide additional accommodation ancillary to the house, or be converted back to a garage if required, subject to any necessary consents.

Externally, the rear garden has been designed for ease of maintenance and enjoys a sunny, private aspect. The garden is laid partly to decking and partly to block paving, with access available from both sides of the property. A traditional Cornish stone wall forms the rear boundary, complemented by an established hedgerow and mature planting which enhance the sense of privacy.

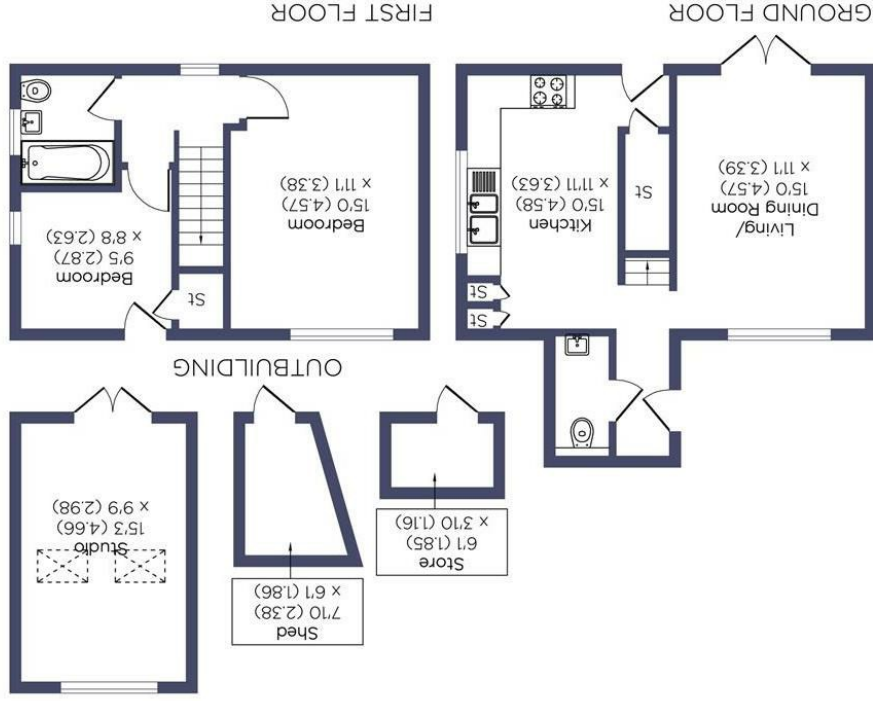
To the side, the garden is laid to lawn and bordered by a retaining wall with established Griselinia planting. A storage shed, which will remain at the property, provides useful external storage.

Location

The property enjoys a convenient position close to a range of everyday amenities, schools and transport links. Newquay town centre is easily accessible and offers an excellent selection of shops, cafés, restaurants and leisure facilities, together with some of Cornwall's most renowned beaches and coastal scenery. The nearby Treloggan shopping area provides a selection of useful facilities including a Morrisons and Lidl supermarkets, with the Prow Park Business Village offering independent businesses including a gym, food and drink venues as well as other local services.

The nearby Gannel Estuary is one of the area's most sought-after natural landmarks, offering scenic waterside walks, paddleboarding, kayaking and access towards Crantock Beach and the South West Coast Path. The estuary forms a picturesque backdrop to this part of Newquay and is highly regarded for its natural beauty.

Fox Close, Newquay, TR7
 Approximate Area = 756 sq ft / 70.1 sq m
 Outbuilding Area = 212 sq ft / 19.6 sq m
 Total Area = 968 sq ft - 89.7 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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Energy Efficiency Rating	
Current	Potential
81	
Very energy efficient - lower running costs	
A (82 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

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