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14 Trelawney Road, Newquay TR7 2DW

£370,000

A BRILLIANT FOUR BEDROOM FAMILY HOME WITHIN EASY WALKING DISTANCE OF SCHOOLS, THE TOWN CENTRE AND VARIOUS BEACHES. THIS PROPERTY OFFERS A NEAT, LOW MAINTENANCE GARDE, DRIVEWAY AND A GARAGE WITH FLEXIBLE ACCOMMODATION THAT WOULD SUIT A MULTIGENERATIONAL FAMILY.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 3 / **BEDROOMS:** 4 / **BATHROOMS:** 2

FEATURES:

- VERSATILE FOUR BEDROOM FAMILY HOME
- WALKING DISTANCE TO THE TOWN, SCHOOLS AND MANY BEACHES
- LOW MAINTENANCE, PRIVATE REAR GARDEN
- GARAGE AND DRIVEWAY PARKING
- PERFECT FOR MULTI GENERATIONAL LIVING
- LOVINGLY CARED FOR BY THE CURRENT OWNERS
- SPACIOUS AND FLEXIBLE ACCOMMODATION

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

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DESCRIPTION:

Welcome to 14 Trelawney Road — a superb four-bedroom family home which has been thoughtfully extended and reconfigured by the current owners, creating a highly versatile property with additional ancillary accommodation. Lovingly maintained throughout, the layout offers excellent flexibility and would work particularly well for a multi-generational family, those requiring space for older children or guests, or anyone looking to create a dedicated area for working from home.

Ideally positioned just a few minutes' walk from Newquay town centre, the property is perfectly placed for enjoying the town's wide range of independent shops, boutiques, cafés, gastro pubs, restaurants and bars. The area is also well served by a choice of nurseries, primary and secondary schools, making it a convenient and popular location for families. Newquay's stunning coastline is also close at hand, with several beaches within easy reach, including the internationally renowned Fistral Beach. For sport and leisure, the Heron Tennis Centre, Newquay Sports Centre and beautiful Trenance Gardens are all nearby.

Entering through the front door, you immediately find yourself in the bright and welcoming kitchen, positioned at the front of the property. Fitted with a range of contemporary black gloss units, there is space for a fridge freezer, washing machine and tumble dryer, alongside an integrated electric oven and hob with ample space for a dining table.

Accessed from the kitchen, the lounge provides a comfortable reception space and can be opened up with relative ease to create a desirable front-to-back living area if required. An inner hallway sits to the opposite side, with stairs rising to the first floor and a useful storage cupboard beneath.

Particularly appealing for those seeking flexible living arrangements, the rear of the property has been adapted by the current owners to provide ancillary accommodation. Comprising a kitchenette, living room and double bedroom with en-suite bathroom, this area offers an excellent degree of independence. Direct access from the bedroom leads into the rear garden, while a separate external door allows the accommodation to be accessed without having to pass through the main living areas. This versatile space would be ideal for an older relative, teenager wanting greater independence, visiting guests or those requiring additional living space.

Upstairs, three further double bedrooms provide generous accommodation, with two positioned at the front and a third overlooking the rear. All three are well proportioned and presented in good condition. A spacious landing adds to the feeling of space and provides access to the loft, while the fully tiled family bathroom is fitted with a bath and shower over, WC and wash basin.

Outside, the front garden is secure and easy to maintain, with a lawned area providing a pleasant approach to the property. Gated access leads to a brick-paved driveway, providing parking and access to the single garage, which benefits from both power and lighting. Three useful storage sheds are also positioned along the side.

Surprisingly private, the rear garden provides a lovely outdoor space and is a particular feature of the property. Predominantly laid with artificial grass, it is low maintenance, neat and well suited to entertaining or relaxing in the sunshine. With its excellent southerly-style sunny aspect, this area creates a genuine sun trap and offers a lovely extension of the living accommodation.

Overall, 14 Trelawney Road offers an exceptionally versatile family home, combining generous accommodation with useful ancillary living space, a private sunny garden, garage and parking, all within easy walking distance of Newquay town centre and the beautiful north Cornish coastline.

Kitchen
5.94m x 2.57m (19'6 x 8'5)

Lounge
3.73m x 3.58m (12'3 x 11'9)

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Inner Hallway
3.58m x 1.96m (11'9 x 6'5)

Utility/Kitchenette
3.45m x 2.67m (11'4 x 8'9)

Second Lounge
4.09m x 3.07m (13'5 x 10'1)

Bedroom Ground Floor
3.58m x 3.23m (11'9 x 10'7)

En Suite
2.36m x 0.97m (7'9 x 3'2)

Bedroom 1
3.96m x 3.25m (13'0 x 10'8)

Bedroom 2
3.96m x 2.84m (13'0 x 9'4)

Bedroom 3
2.90m x 2.67m (9'6 x 8'9)

Bathroom
2.34m x 1.93m (7'8 x 6'4)

Garage
4.93m x 2.29m (16'2 x 7'6)

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.

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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	(92-100) 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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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