Start & co
THE NEWQUAY ESTATE AGENT
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180 Bedowan Meadows, Newquay, Cornwall, TR7 2TB



IMMACULATELY PRESENTED AND WELL-PROPORTIONED 4 BEDROOM (2 EN-SUITE) DETACHED HOUSE WITH INTEGRAL GARAGE AND SOUTH FACING LEVEL ENCLOSED REAR GARDEN, LOCATED IN A POPULAR RESIDENTIAL CUL-DE-SAC CLOSE TO TOWN AND LOCAL SCHOOLS

- 4 double bedrooms
- 3 bathrooms plus ground floor WC
- Modern open plan kitchen/diner/snug
- Recent kitchen and Master En-suite
- South facing conservatory
- Utility room
- Sunny level enclosed rear garden
- Integral garage and level parking
- Oak doors throughout
- Excellent condition throughout

Reduced To £475,000 Freehold

Tucked away in a cul-de-sac at the end of Bedowan Meadows, this superb 4 bedroom family home is located within walking distance of town, local schools, the sports centre and beaches.

The bright hallway entrance provides access to the dual aspect lounge, the integral garage, the downstairs WC and further onto the recently fitted large kitchen/diner with snug area. The well-equipped kitchen provides a range of integral appliances within contemporary charcoal grey units under a white granite worktop. There is a useful utility room to the rear of the kitchen with a door leading to the side pathway. The remainder of the room offers ample room for a dining table with seating/snug area beyond and doors leading to both the sunny rear garden and the sunny rear aspect conservatory.

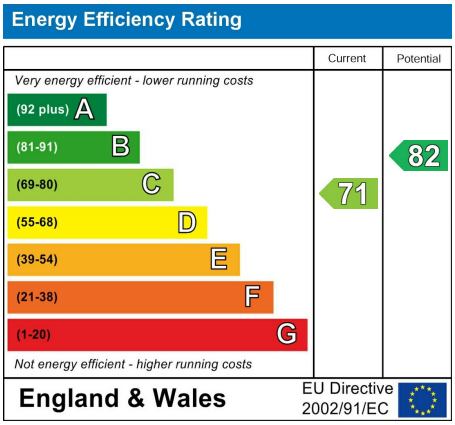
On the first floor are the 4 generous bedrooms, two with en-suite shower rooms and built-in wardrobes along with the family bathroom.

The garden is beyond full width and has additional gates leading from Bedowan Meadows providing for further gated parking/hardstanding if required. The garden faces due South and backs onto the railway line to the rear.

TENURE
Freehold

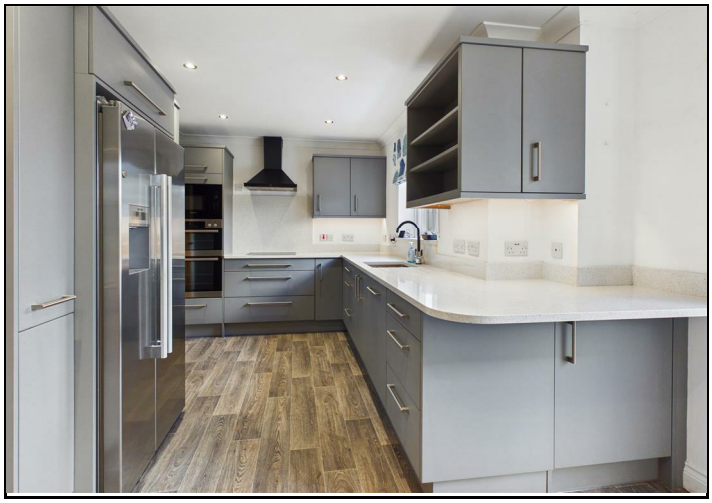
SERVICES
All mains

COUNCIL TAX
Band E















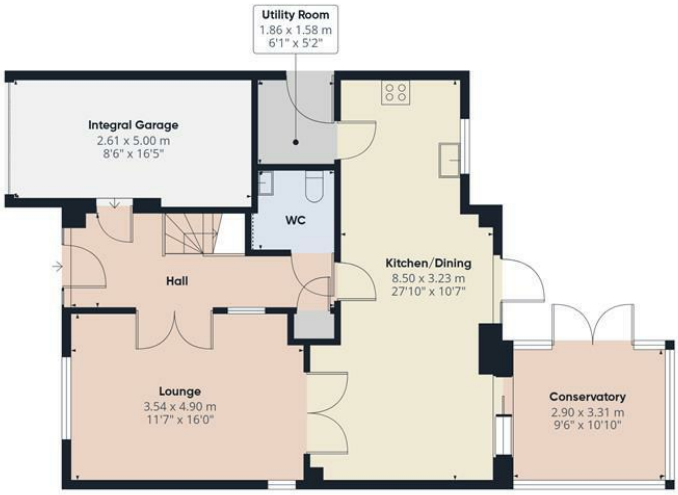




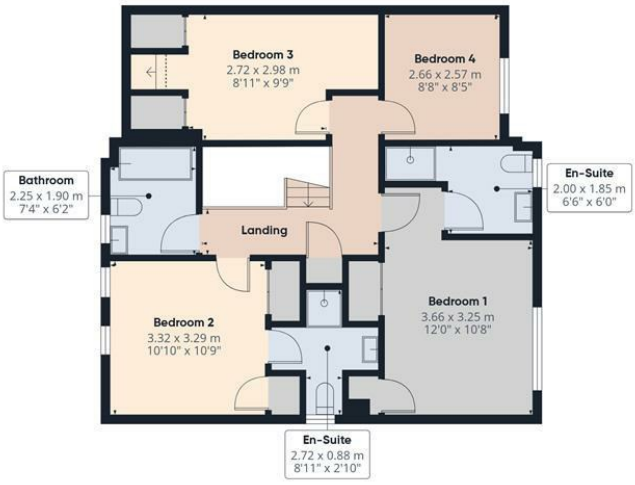








Floor 0





Floor 1

Approximate total area(1)

150.8 m²

1622 ft²

Reduced headroom

0.6 m²

6 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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