

2 Oakdene Villas, St. Columb, TR9 6LW



IMMACULATE PRESENTATION THROUGHOUT | OPEN PLAN KITCHEN DINER WITH BI-FOLDS | Stunning 3 bedroom extended family home with a very thoughtful layout and tasteful fittings throughout. The property has a loft conversion providing a spacious master with en-suite and a rear extension making a great family room.

- Large rear garden with a small orchard and veggie garden at the bottom
- Thoughtful layout with plenty of storage areas
- 2 parking spaces with potential for further or a garage
- Popular residential location close to the A30 and major towns
- Superb presentation throughout with lots of quality materials
- Viewing highly recommended

Price £325,000 Freehold

Located in a true central Cornwall location, Oakdene Villas offers a wonderful flexible family home within easy reach of all local amenities including the extremely popular Kingsley shopping precinct. The property has excellent travel links including the A30, Newquay Airport and is within 20 minutes' drive of Newquay, Padstow, Bodmin, St Austell and Truro. It is ideally located if you need to travel for work or any of the facilities each town offers, especially the wonderful coasts.

The property is arranged over three floors and provides a generous amount of space throughout. Upon entering, the entrance hall leads you to the lounge. The lounge has lots of features with an original brick fireplace opened up, a lovely understairs storage area with bookshelf and engineered Oak herringbone flooring. This leads through to the open plan Kitchen Diner. The kitchen provides a large amount of work and cupboard space and has all of the expected whitegoods integrated. The recessed range cooker and large ceramic sink are a real feature. A small island provides a small divide to the extended dining/day room at the rear. 2 skylights and bi-fold sliding door unit to the rear patio provides lots of natural light with ample room for a seating area as well as the dining table.

The first floor comprises two double bedrooms and a family bathroom. The larger bedroom has an integral wardrobe whilst the second room still has ample room for a double with wardrobe space. The landing provides an understairs 'nook' as a small play area for young kids with further storage under the stairs to the second floor.

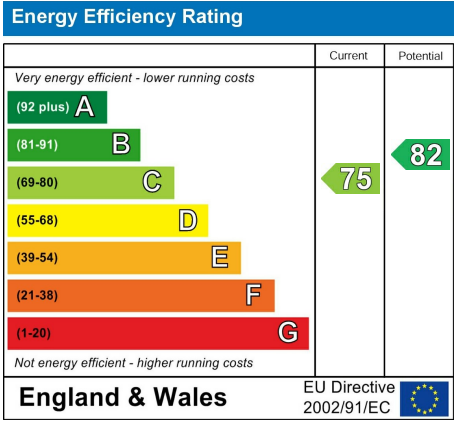
The top floor provides the master bedroom with an en-suite shower room, creating a self-contained space. You can find further eaves storage either side of the room and some lovely views over the neighbouring countryside through the rear Velux.

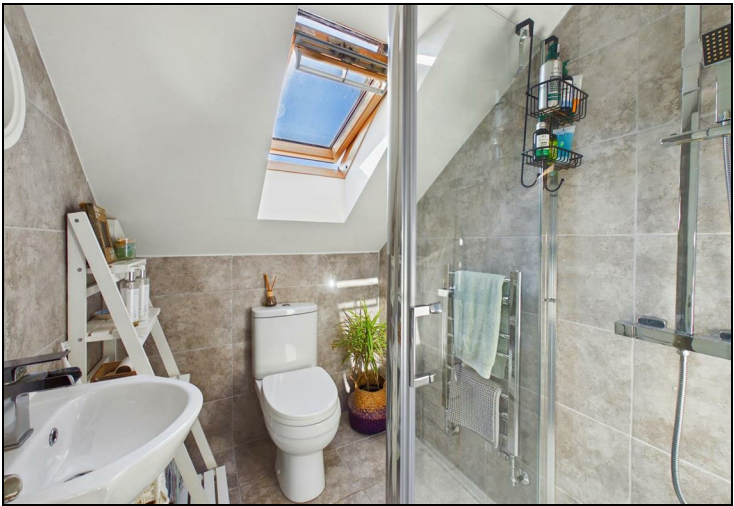
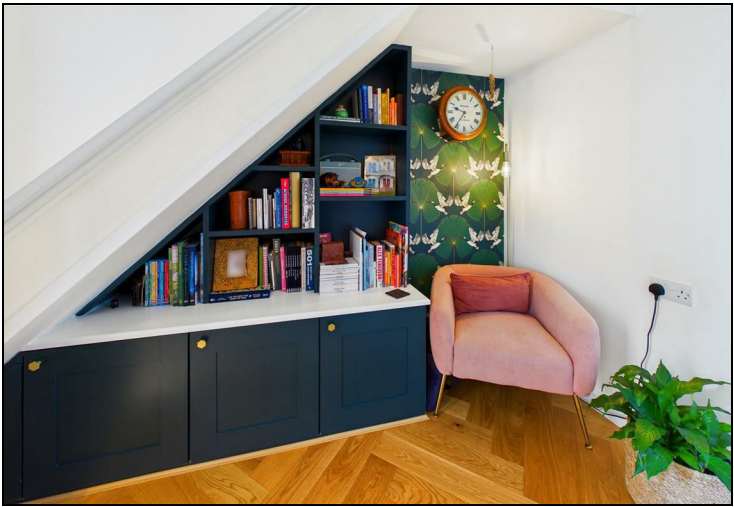
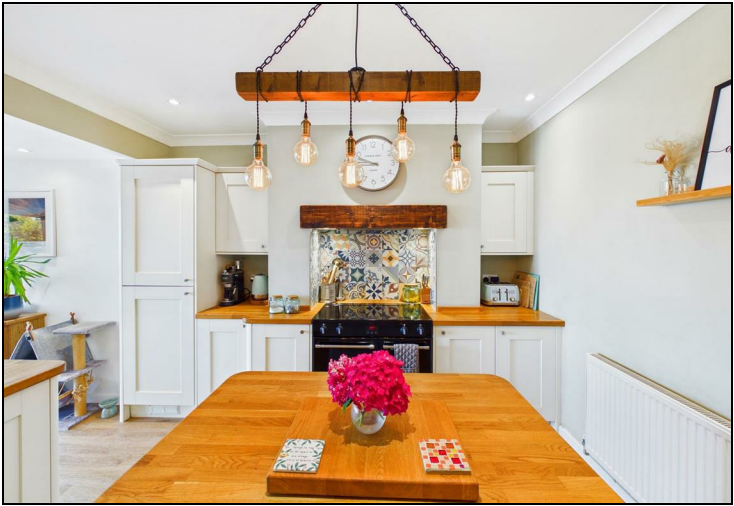
To the rear, the property has an enclosed patio area which leads down across a shared access road to the rear parking and garden. The access Road is extremely quiet with access to the neighbouring 3 properties. The property already has 2 parking spaces, but has ample garden for further parking or to build a detached garage. The garden is very mature with established shrubs and trees surrounding the boundary. A shed and decked seating area provides privacy and enjoys the most of the days sun. It is mainly laid to lawn with some fruit trees, greenhouse and veggie garden at the rear.

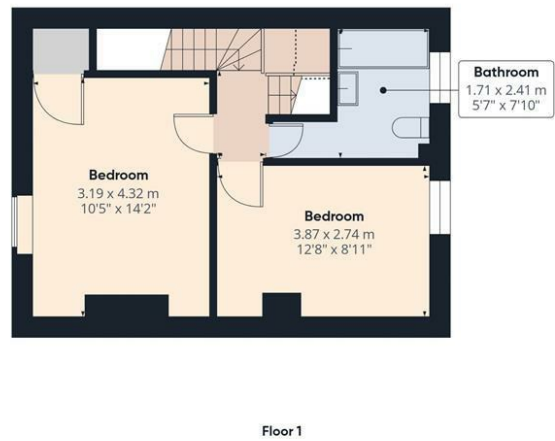
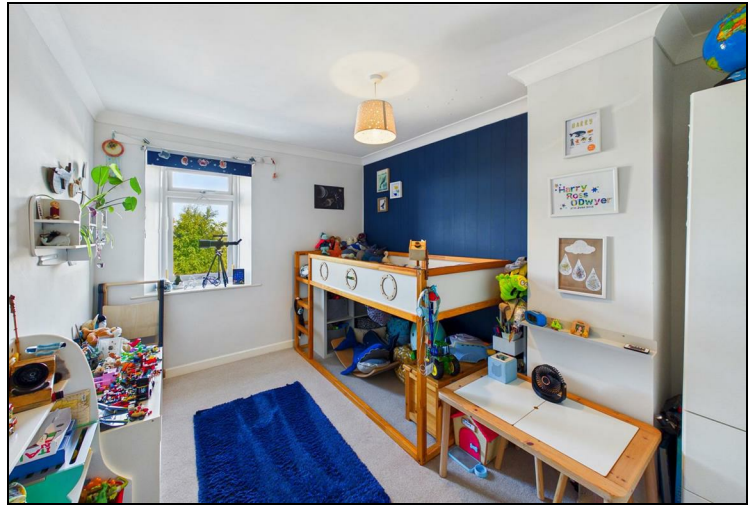
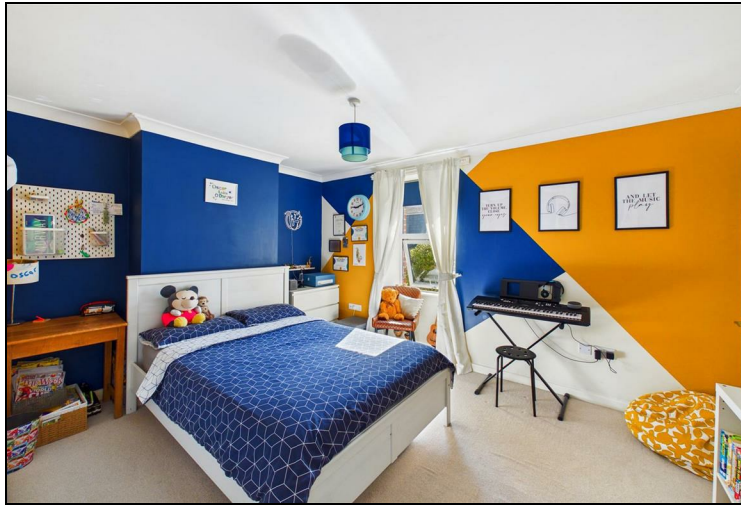
COUNCIL TAX
Band A

TENURE
Freehold

SERVICES
All Mains







Approximate total area⁽¹⁾

102.7 m²
1106 ft²

Reduced headroom

8.4 m²
90 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.

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