29, Treffry Lane, Newquay, TR8 4WF

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Agencies

This fantastic detached family home offers an excellent balance of comfort and convenience. Occupying a prime position on Treffry Lane, the property is ideally located on the edge of Newquay The spacious accommodation comprises four well-proportioned bedrooms, thoughtfully arranged over three storeys to offer flexible living space and ample room for the whole family. Additional benefits include a garage, driveway parking for up to two vehicles, and an electric vehicle charging point. Viewing is highly recommended to fully appreciate all that this superb home has to offer.

Offers In Excess Of £410,000 Freehold

Key Features

- DRIVEWAY PARKING
- FOUR BEDROOMS
- GREAT LOCATION
- GROUND SOURCE HEAT PUMP
- LARGE FAMILY HOME
- DOUBLE GLAZING
- CLOSE TO LOCAL SCHOOLS
- GARAGE

LOCATION

The property is located in the popular village of Quintrell Downs. The village benefits from amenities which include a Spar shop, halt railway station, garage, the popular Two Clomes and Quintrell Inn pubs, Table Table restaurant, Premier Inn and The Newquay Garden Centre which also boasts the new and popular Potting Shed café. The town of Newquay is approximately three miles distance and benefits from a more comprehensive range of shopping, restaurants as well as an array of schooling. The town also boasts the world famous Fistral Beach among it's seven beaches and a historic picturesque working fishing harbour along with some of Europe’s finest coastline. There is a bus and railway service to outlying areas and Newquay Airport is approximately seven miles distance from the town.

PROPERTY

This well-presented four-bedroom family home is arranged over three storeys and benefits from air source heating and double glazing throughout, offering spacious and versatile accommodation ideal for modern living.

On entering the property, the welcoming hallway provides access to the ground floor accommodation, which includes a useful utility room with space for white goods, a comfortable living room, and a generous kitchen/dining room. The stylishly fitted kitchen is well appointed with an electric cooker and hob, dishwasher, and space for a fridge/freezer. Patio doors from the kitchen/dining area open onto the large rear garden, creating an ideal space for entertaining and family life.

The first floor offers three good-sized bedrooms along with a modern family bathroom. The second floor is dedicated to the impressive master bedroom, which benefits from its own en-suite facilities, providing a private and peaceful retreat.

EXTERIOR

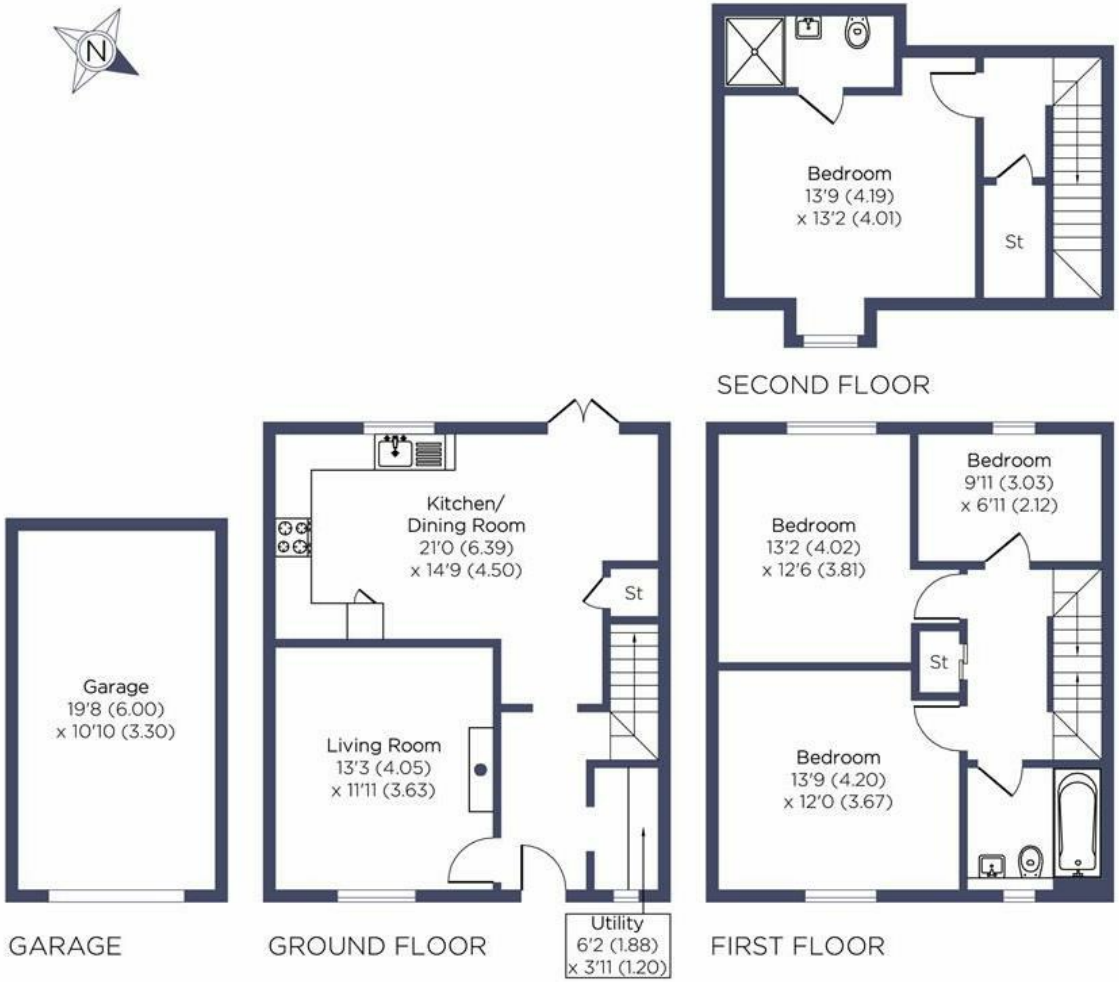
To the front of the property is a paved driveway providing off-road parking for two vehicles, along with access to the garage and an electric vehicle charging point. To the rear, the enclosed garden is mainly laid to lawn and benefits from fenced boundaries and a patio area, ideal for outdoor dining and relaxation.

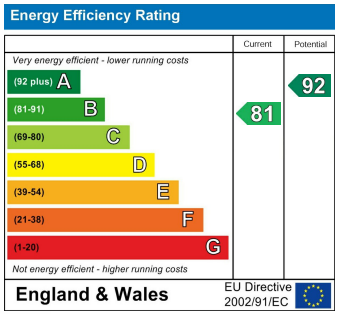
SERVICES

The following services can be found at the property: Mains electricity, water and drainage, however, we have not verified any of the connections.

Treffry Lane, Quintrell Downs, Newquay, TR8

Approximate Area = 1346 sq ft / 125.0 sq m
Garage Area = 213 sq ft / 19.8 sq m
Total Area = 1559 sq ft - 144.8 sq m





PINK PLAN

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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