



29, Kingsley Meade, Newquay, TR8 4PY

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Agencies

Situated at the end of a quiet cul-de-sac in the sought after Kingsley Meade. This beautifully presented four bedroom detached family home offers generous living space, a level and enclosed rear garden, and an integral garage all within easy reach of Newquay's beaches, schools, and local amenities. Early viewing is highly recommended.

## Offers In Excess Of £525,000 Freehold

### Key Features

- Four Well Proportioned Bedrooms
- Two reception rooms
- Kitchen Breakfast Room
- Driveway Off Street Parking
- Principle Room With En-Suite
- Utility Room & Ground Floor WC
- Enclosed Rear Garden

### The Property

Tucked away at the end of a peaceful cul-de-sac within the popular Kingsley Meade development, this beautifully presented four bedroom detached family home occupies a level and private plot in one of Tren creek's most desirable residential locations.

The ground floor offers a welcoming entrance hallway leading to a spacious living room with plenty of natural light, opening into a separate dining room ideal for family meals or entertaining. The modern kitchen provides ample worktop and cupboard space, complemented by a useful utility room and access to the integral garage. There's also a convenient ground floor WC.

Upstairs, the property boasts four generous bedrooms, with the main bedroom enjoying an en-suite shower room, while the remaining bedrooms are served by a well appointed family bathroom. Built-in storage cupboards and wardrobes provide excellent practicality throughout.

Outside, the home enjoys a level rear garden perfect for children, pets, or outdoor dining in the warmer months. The driveway parking and integral garage offer ample space for multiple vehicles.





## Location

The property is located in the sought after Kingsley Meade residential estate. The local area benefits from amenities which include Newquay Sports Centre, The Chester Road Shopping Centre, the new Newquay Trampoline park, Waterworld, Newquay Zoo and Newquay Tretherras secondary school are all within 1km. Newquay Town centre is approximately 2km distance from the property and benefits from a range of shopping, schooling and banking facilities as well as an array of fashionable bars, restaurants and nightclubs. The town also boasts an historic picturesque working fishing harbour and some of Europe's finest coastline. There is a bus and rail service to outlying areas and Newquay Airport is approximately seven miles distance from the town.

## Externally

To the front of the property is a resin driveway providing ample off street parking with boarders of well established plants and hedging. To the rear the enclosed rear garden is south facing and enclosed by timber fencing and laid to lawn with paved patio.

Approximate Gross Internal Area 1759 sq ft - 164 sq m  
 Ground Floor Area 943 sq ft - 88 sq m  
 First Floor Area 816 sq ft - 76 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.



First Floor

Ground Floor



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 34 East Street, Newquay, Cornwall TR7 1BH

Energy Efficiency Rating	
Current	Potential
76	79

Very energy efficient - lower running costs  
 (92 plus) 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

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