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3 Silver Birch Gardens, St. Columb TR9 6GJ

£285,000

AN EXCEPTIONAL THREE BEDROOM HOME BUILT IN 2021, PRESENTED TO A FANTASTIC STANDARD WITH WELL-PROPORTIONED ACCOMMODATION, CONVENIENT LOCATION, SUNNY SOUTH-WEST FACING LOW-MAINTENANCE GARDEN AND 2 ALLOCATED PARKING SPACES.

PROPERTY TYPE: House - Terraced

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 1

FEATURES:

- INCREDIBLY WELL PRESENTED THREE BEDROOM FAMILY HOME
- SOUTH WESTERLY FACING REAR GARDEN
- ALLOCATED PARKING FOR TWO CARS
- OPEN PLAN LIVING
- BUILT IN 2021
- VERY CONVENIENT LOCATION WITH EASY ACCESS TO THE A30
- HIGH QUALITY BUILD
- SOLID OAK DOORS AND QUALITY DECOR/FLOOR COVERINGS

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

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DESCRIPTION:

Set in a highly convenient central Cornwall location, Number Three Silver Birch Gardens combines generous living space with a practical layout, making it well suited to a range of buyers. Positioned within easy reach of everyday amenities, including the popular Kingsley Village shopping area, the property also benefits from excellent transport connections via the A30 and Newquay Airport. Newquay, Padstow, Bodmin, St Austell and Truro are all approximately a 20-minute drive away, placing both the north and south Cornish coasts within easy access.

Stepping inside, the entrance hallway is bright and welcoming, with natural light filtering through to both the hallway and first-floor landing. The ground floor includes a convenient cloakroom/WC, useful understairs storage and access to the principal living areas.

The contemporary kitchen is fitted with a range of stylish grey gloss units and includes an integrated fridge/freezer and dishwasher, together with a freestanding washing machine. The gas combination boiler, which supplies the property's central heating and hot water, is also located here. The kitchen flows seamlessly into the dining area before opening into the spacious lounge, which spans the full width of the house. Patio doors provide direct access to the rear garden and create a bright, open living environment.

Upstairs, the accommodation comprises two spacious double bedrooms alongside a well-proportioned single bedroom. The rear-facing bedrooms enjoy attractive views across the neighbouring countryside. Completing the first floor is the family bathroom, featuring a full-sized bath with a mains-fed shower and mixer tap over, WC, and a wall-mounted wash basin set above a vanity unit. Marble-effect tiling finishes the wet areas and flooring, giving the room a smart, modern appearance.

Outside, the rear garden has a natural stone patio, ideal for relaxing in the sun, with steps down to a south-west facing lawn. A pathway provides access through to the rear parking area, where the property benefits from two allocated parking spaces.

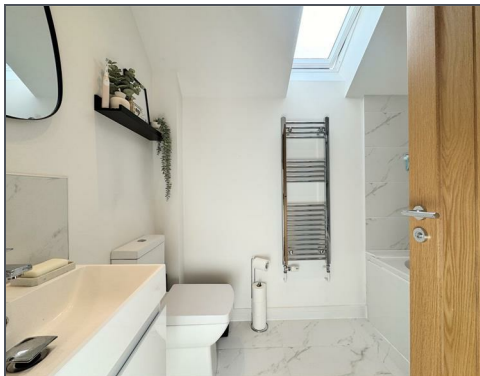
In summary, this is a brilliant family home with flexible spacious accommodation and a sunny low maintenance garden, perfect for those looking for a 'turn-key' ready home!

At Silver Birch Gardens, there's a freehold management charge of £35.00 pcm for the upkeep of the communal areas.

Hallway
5.05m x 1.24m (16'7 x 4'1)

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Kitchen Diner
5.61m x 2.54m (18'5 x 8'4)

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Lounge
5.00m x 2.82m (16'5 x 9'3)

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Bedroom 1
4.42m x 2.54m (14'6 x 8'4)

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Bedroom 2
3.89m x 2.54m (12'9 x 8'4)

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Bedroom 3
2.79m x 2.29m (9'2 x 7'6)

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Bathroom
2.29m x 1.65m (7'6 x 5'5)

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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.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

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.

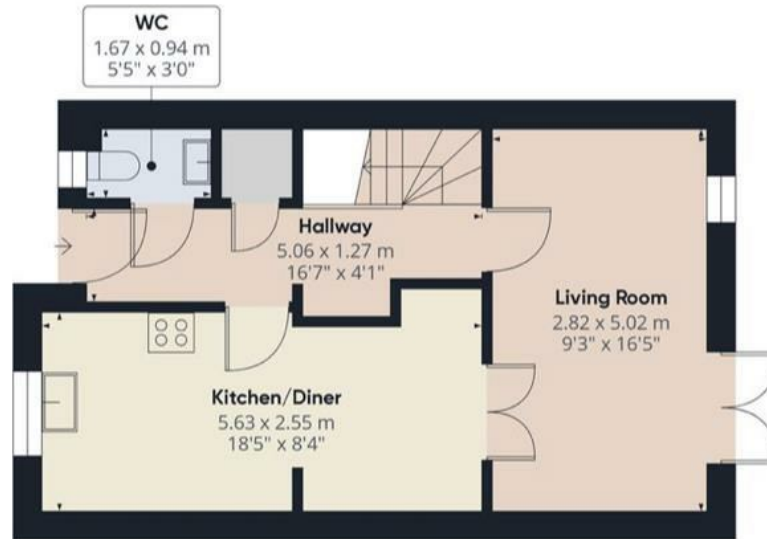
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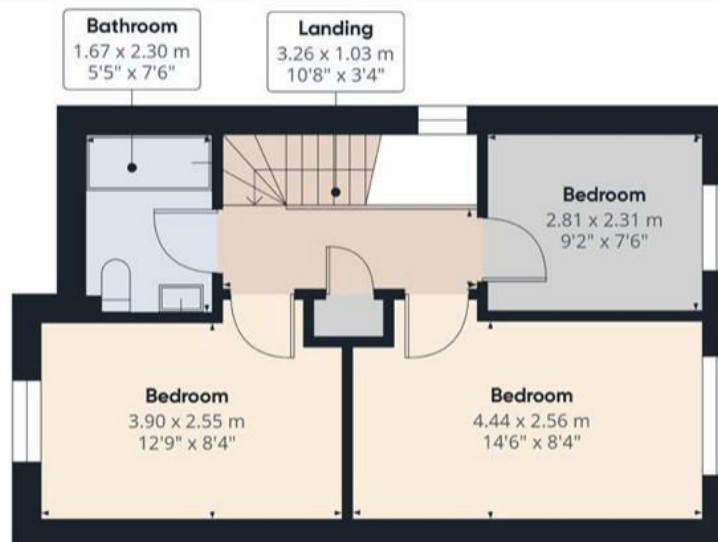
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FLOORPLAN:



Floor 0



Floor 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			96
(81-91) B		85	
(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 plus) 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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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