



32, Trethiggey Crescent, Newquay, TR8 4LF

david ball  
Agencies

This spacious three bedroom detached bungalow offers a wonderful blend of open plan living and versatile extra space. At the heart of the home is a flowing lounge, dining room, and cosy snug area that connects beautifully to a modern kitchen and a separate, practical utility room. Outside, the property features both front and rear gardens, alongside a garage and dedicated driveway parking. A standout highlight is the flexible bonus room, which is perfectly suited to use as a private home gym or a quiet office space.

## Offers In Excess Of £465,000 Freehold

### Key Features

- Detached Bungalow
- Spacious Open Plan Living Room/ Dining Room/Snug
- Generous Front & Rear Gardens
- Gym/ Office Space
- Three Double Bedrooms
- Modern Kitchen & Utility
- Garage & Ample Drive Way Parking
- Quiet Cul De Location





## Location

Situated in a prime location with plenty of local amenities just a short walk away. The village features a Spar supermarket, a post office, a village hall, garden centre and several local pubs and restaurants. For bigger shopping trips or a day at the beach, the premier tourist resort of Newquay is only a quick drive down the road.

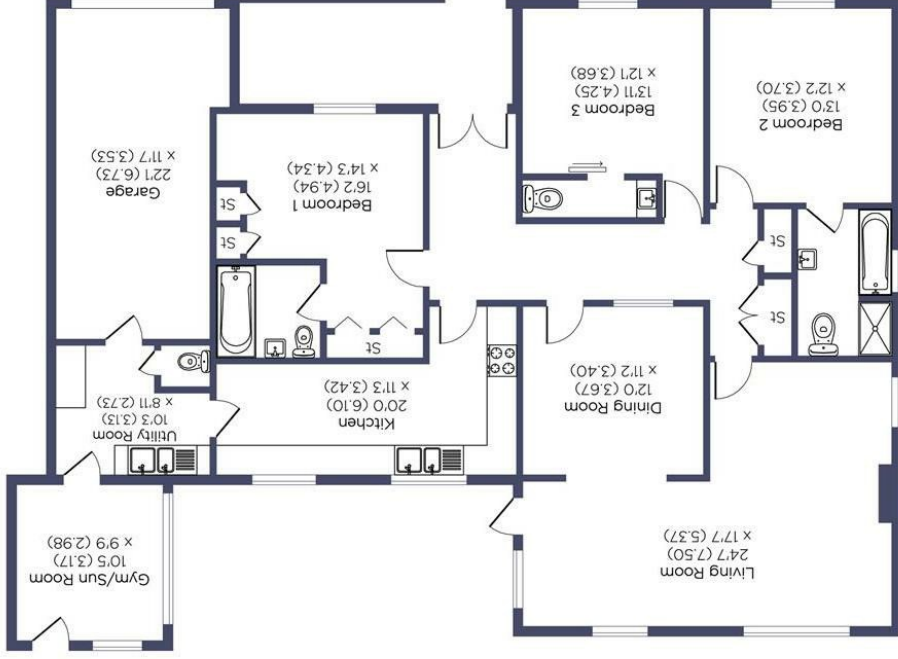
## The Property

This stylish three bedroom detached bungalow is tucked away in a quiet cul-de-sac within the village of Quintrell Downs. It offers a great layout for comfortable living and sits just three miles away from the popular seaside town of Newquay. Inside, the home features a large and bright open plan living space that connects the lounge, dining room, and a cosy snug together. This fantastic space effortlessly flows. The modern fitted kitchen comes with a separate utility room. All three bedrooms are well proportioned and enjoy the privacy of their own attached en-suite bath, shower, or cloakrooms. The entire house benefits from LP gas central heating and double-glazed windows. The outside space is just as impressive, boasting generous green gardens in both the front and the back of the property. There is also a private garage and a large driveway with ample parking space for multiple cars.

## Services

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

Trethiggye Crescent, Quintrell Downs, Newquay, TR8  
 Approximate Area = 1705 sq ft / 158.4 sq m  
 Garage Area = 235 sq ft / 21.8 sq m  
 Total Area = 1940 sq ft - 180.2 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.



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Energy Efficiency Rating	
Current	Potential
47	57
England & Wales	
EU Directive 2002/91/EC	

Very energy efficient - lower running costs	
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Not energy efficient - higher running costs	

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