



23, Button Drive, Newquay, TR7 3FB

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Agencies

**CHAIN FREE.** An opportunity to purchase a superbly presented semi-detached three bedroom house on the popular Trevenson Meadows Estate. The accommodation comprises a lounge/dining room, modern fitted kitchen and cloakroom to the ground floor, to the first floor there is the three bedrooms with principle en-suite and fitted family bathroom. Externally the property has a enclosed rear garden laid mainly to lawn with a patio area the garden also has side access from the communal parking. The property benefits from one allocated parking space. Early viewing is highly recommended.

**£285,000 Freehold**

## Key Features

- Chain Free
- Allocated Parking Space
- Principle Bedroom En Suite
- Well Presented Throughout
- Awaiting EPC
- Close To Secondary School
- Rear Enclosed Garden
- Gas Central Heating
- Early Viewing Highly Recommended

## Location

Located on the popular Trevenson Meadows Estate this family home is ideally located close to Newquay Tretherras School whilst boasting it's own communal parks. The town of Newquay is approximately 2 miles distance from the property and offers a comprehensive range of shopping, schooling. The town also boasts a 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.

## Entrance Hall

Obscure double glazed door to the front elevation. Radiator. Stairs rising first floor.

## Cloakroom

Close coupled WC with dual flush. Pedestal wash hand basin tiled splash back. Radiator.





### **Kitchen**

Double glazed window to the front elevation. A fitted kitchen with a range of base, wall and drawer units. with roll top worksurfaces over. inset one and a quarter stainless steel ink unit with mixer tap. Integrated electric oven with four ring gas hob over. Extractor hood over. Space for washing machine, dish washer and fridge freezer. Radiator.

### **Lounge Dining Room**

Double glazed patio doors leading to the rear enclosed garden. Double glazed window to the rear elevation. Radiator. Storage cupboard.

### **Landing**

Access to loft. Storage cupboard.

### **Bedroom One**

Double glazed window to the rear elevation. Radiator.

### **En Suite**

Shower cubical with bi folding door with electric overhead shower. Close coupled WC with dual flush. Pedestal wash hand basin. Tiled splash back. Radiator. Extractor.

### **Bedroom Two**

Double glazed window to the front elevation. Radiator.

### **Bedroom Three**

Double glazed window to the rear elevation. Radiator.

### **Family Bathroom**

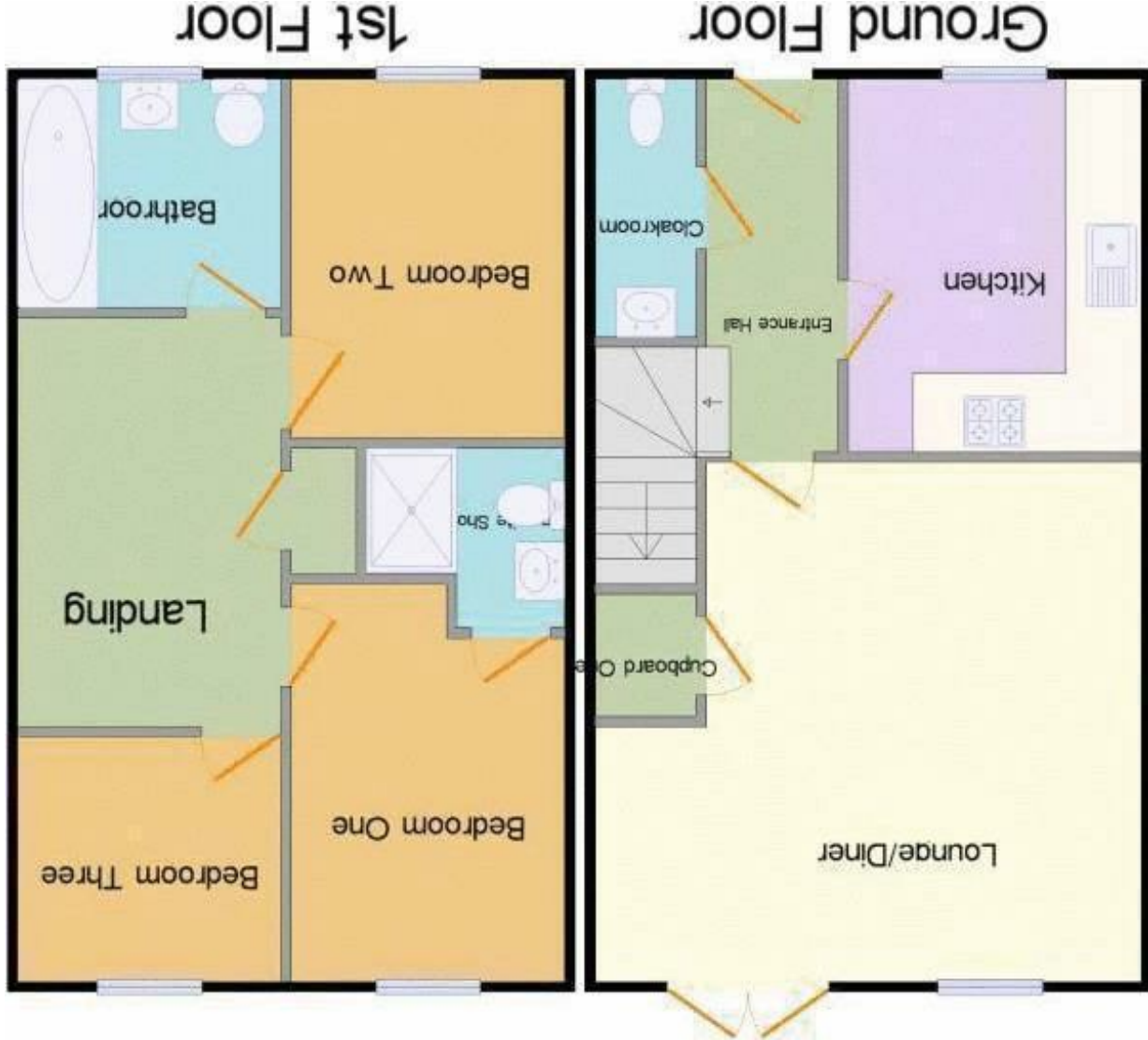
Panel bath. Close coupled WC with dual flush. Pedestal wash hand basin with tiled splash back. Radiator. Part tiled wall.

### **Externally**

To the front is a small enclosed garden laid to slate chippings for low maintenance. To the rear the garden is enclosed by timber fencing with a paved patio and a area of lawn and stone chippings.

### **Agent Note**

Potential buyers should be aware that this property is subject to a annual estate fee set currently at £174.00 per annum.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



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