



22, Trethiggey Crescent, Newquay, TR8 4LF

david ball
Agencies

Rare Four Bedroom Bungalow on a Private Corner Plot with Wrap Around Gardens and No Onward Chain . Featuring generous and versatile accommodation, the property is set within beautifully secluded wrap around gardens and further benefits from a garage, driveway parking for three vehicles and excellent privacy. An early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

Offers In Excess Of

Key Features

- LARGE CORNER PLOT
- GARDEN
- PARKING FOR 3-4 CARS
- CUL-DE-SAC POSITION
- GREAT VILLAGE LOCATION
- CLOSE TO LOCAL AMENITIES
- DOUBLE GLAZING





THE PROPERTY

Set within a generous and private plot, this spacious four bedroom detached bungalow is surrounded by beautifully maintained wrap-around lawned gardens, enhanced by mature trees and established planting, creating a peaceful and secluded setting. A number of patio areas provide ideal spaces for outdoor dining, entertaining or simply relaxing, with convenient access to the detached garage.

Internally, the property offers versatile and well proportioned accommodation. The fitted kitchen comprises a range of wall and base units with worktops over, incorporating a built in oven, hob with extractor hood and ample space for a range of white goods.

The spacious lounge is a real highlight of the home, enjoying an abundance of natural light and delightful views across the mature gardens, creating a warm and inviting space to relax. The flexible layout offers four bedrooms, making the property equally suited to families, those working from home or buyers seeking comfortable single-storey living.

Offering excellent potential in a sought-after setting, this charming bungalow presents a rare opportunity to acquire a home with generous gardens, flexible accommodation and scope to personalise to individual tastes.

LOCATION

Ideally situated in a convenient and well-connected location, the property is within easy walking distance of a wide range of everyday amenities. The village offers a SPAR supermarket, post office, village hall, garden centre, and a selection of popular pubs and restaurants, providing everything needed for day-to-day living. For a wider choice of shopping, leisure facilities and stunning beaches, the vibrant coastal town of Newquay is just a short drive away, offering an excellent range of independent shops, cafés, restaurants and year-round attractions.

EXTERIOR

To the front of the property is a generous driveway providing off-road parking for up to three vehicles, together with access to the garage via an up and over door. The bungalow occupies a superb secluded corner plot, boasting beautifully maintained wrap around gardens that are predominantly laid to lawn and bordered by an abundance of mature trees, shrubs and established planting, creating a high degree of privacy. A number of patio seating areas provide ideal spaces for outdoor dining, entertaining or simply relaxing while enjoying the peaceful surroundings.

SERVICES

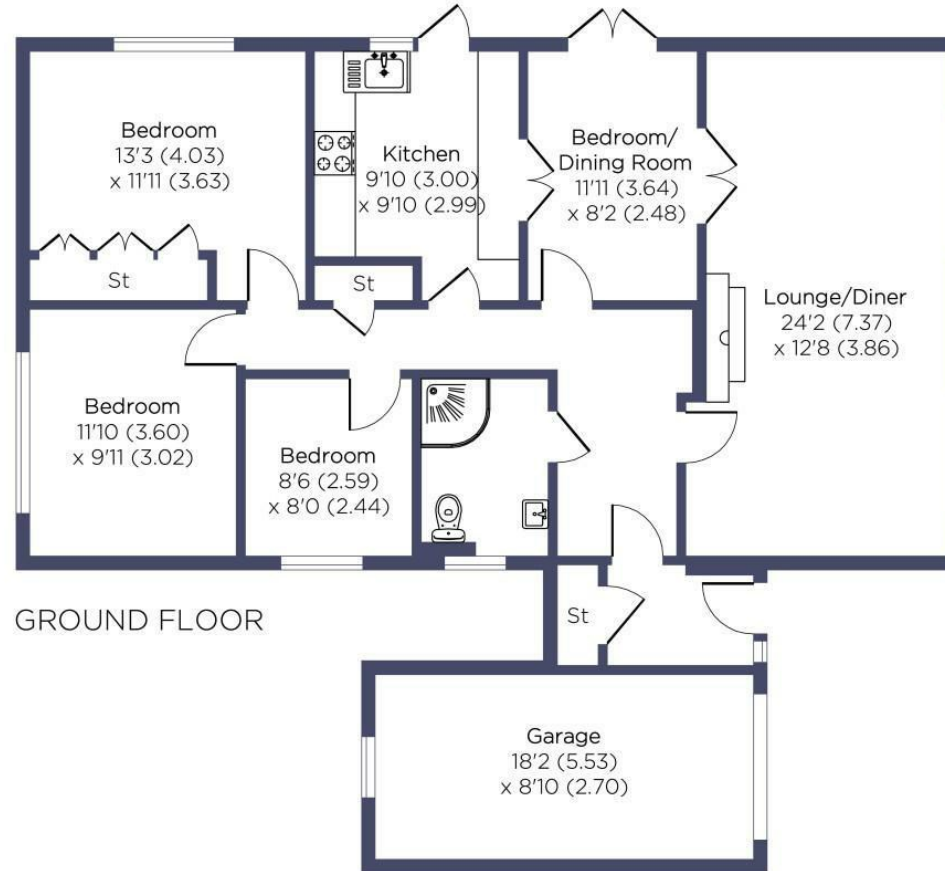
The following services can be found at the property: Mains electricity, water and drainage, however, we have not verified any of the connection

Trethiggey Crescent, Quintrell Downs, Newquay, TR8

Approximate Area = 1116 sq ft / 103.7 sq m

Garage Area = 161 sq ft / 14.9 sq m

Total Area = 1277 sq ft - 118.6 sq m



Energy Efficiency Rating		
	Current	Potential
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		

david ball
Agencies

01637 850850
www.davidballagencies.co.uk



rightmove

OnTheMarket

Connecting People & Property Perfectly

e.sales@dba.estate

34 East Street, Newquay, Cornwall TR7 1BH

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information; any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and location and do not represent the actual fitting and furnishing at this development. 3. Regulations; any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matter must be verified by an intending purchaser. 4. Fixtures and fittings; supplied services and appliances have not been tested by the vendors agent. Prospective purchasers are advised to make their own enquiries. 5. All dimensions are approximates.