



3, Chough Close, Newquay, TR8 4WX

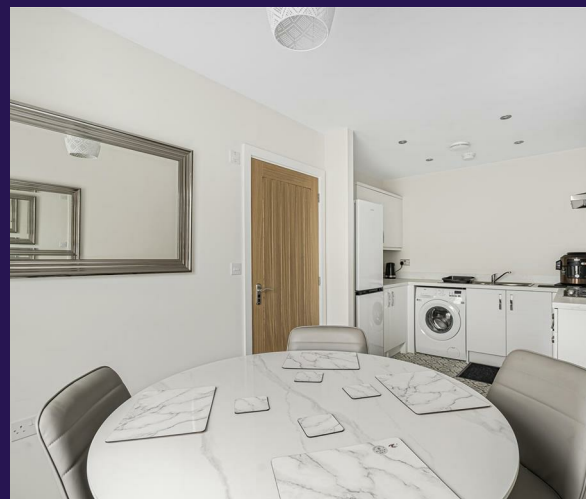
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Agencies

**** CHAIN FREE **** An immaculate three bedroom family home, situated at the end of a quiet cul-de-sac that opens out onto a valley of mature trees, this modern property, built approximately one year ago, offers well-balanced accommodation arranged over multiple levels, with an attached single garage and South Westerly garden. Viewing highly recommended.

Guide Price £335,000 Freehold

Key Features

- Three bedroom family home
- 1.2 KWh solar panel array and electric car charging port
- Superb cul-de-sac location
- Styled to create a light, bright and welcoming interior
- Split level living
- Single attached garage with driveway parking space
- South Westerley garden
- Popular new build estate





The Property

Entering via a contemporary composite front door, the ground floor provides a cloakroom/WC and a kitchen/dining room. The kitchen is a bright and functional space, fitted with matt white units and white marble-effect work surfaces, along with an integrated AEG four ring gas hob and electric oven. There is space for a freestanding fridge/freezer and an under-counter washing machine, with room for dining.

On the lower ground floor, a well-proportioned lounge benefits from under-stairs storage and double doors leading out to the rear garden, creating a good connection between indoor and outdoor space.

The upper ground floor comprises two bedrooms both that fit double beds and overlook the garden. On the first floor, the main bedroom is a generous size, accompanied by a modern family bathroom and an airing cupboard housing the boiler. The bathroom is fitted with grey tiling, ROCA sanitary ware including a wall-mounted wash hand basin, a Mira shower and a chrome heated towel rail.

Externally, the property includes a single garage with a pitched roof, providing useful storage and is power connected, along with driveway parking for one vehicle. The rear garden is easily accessible, from the lounge and garage, but as a corner plot, the property also benefits from side access with potential for additional storage solutions.

Location

The Trevemper development enjoys a highly convenient position on the edge of Newquay, ideally placed for both coastal living and excellent connectivity. The town's beaches, amenities and scenic surroundings are close by, while the location also offers swift access out of Newquay and onto the A30 North or South bound, providing strong links throughout Cornwall and beyond.

Estate Fee

£145 per annum - currently not payable until Wain Homes complete handover of the site

Chough Close, Treemper, Newquay, TR8
Approximate Area = 913 sq ft / 84.7 sq m
Garage Area = 201 sq ft / 18.6 sq m
Total Area = 1114 sq ft - 103.3 sq m



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Energy Efficiency Rating		
Current	Potential	
89	89	
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(82 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		

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