



6, Kingsley Meade, Newquay, TR8 4PY

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Agencies

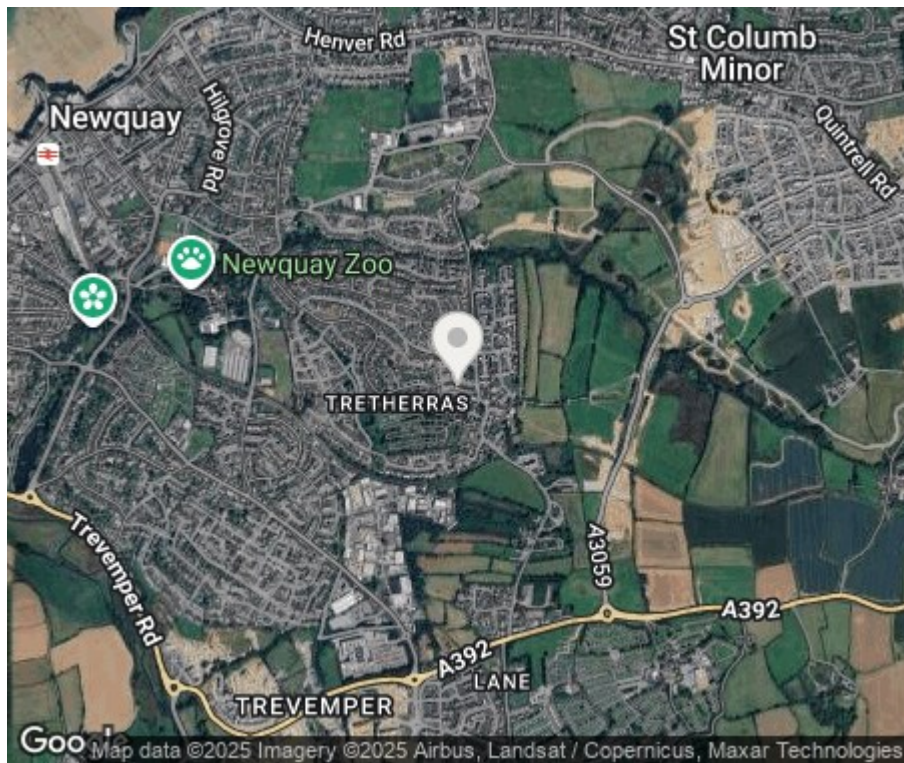


Welcome to this beautifully presented four-bedroom detached family home, perfectly situated in a peaceful cul-de-sac in the sought-after area of Kingsley Meade. With over 1,600 sq ft of living space, a private garden, and a garage, this home offers the ideal blend of comfort, space, and practicality for family living.

**Guide Price £495,000 Freehold**

## Key Features

- Sought After Cul-De-Sac Position
- Principle Bedroom En Suite
- Integral Garage
- Generously Proportioned Lounge Dining Room
- EPC C
- Four Double Bedrooms
- Enclosed Rear Garden
- Driveway Parking
- Early Viewing Highly Recommend







## The Location

The property is situated on the sought-after Kingsley Meade residential estate, close to a wide range of local amenities. Within 1km are Newquay Sports Centre, Chester Road Shopping Centre, the new Trampoline Park, Waterworld, Newquay Zoo, and Newquay Tretherras Secondary School. The town centre is just 2km away, offering further shopping and schooling options along with a vibrant mix of bars, restaurants, and nightlife. Newquay also boasts a historic working harbour and access to some of Europe's most celebrated coastline. Excellent transport links are available via local bus and rail services, while Newquay Airport is approximately seven miles away.

## The Property

This beautifully presented detached home offers the perfect balance of style, space, and comfort. Designed with modern family living in mind, it boasts generous reception rooms, a bright conservatory, a well-appointed kitchen with separate utility, and four versatile double bedrooms.

Set within a quiet cul-de-sac of similar executive style homes, the property enjoys excellent kerb appeal with a full-width driveway providing off-street parking for two to three vehicles, along with side access to the landscaped rear gardens.

Inside, a welcoming hallway with ground floor WC leads to a spacious semi open-plan lounge/diner. This light-filled living space features a living flame gas fire to the front and patio doors to the rear, creating a flexible layout for both everyday family life and entertaining. Glazed dividing doors allow the lounge and dining areas to be enjoyed as one expansive room or kept separate. The dining area connects directly to both the fitted kitchen and a superb conservatory overlooking the garden.

The kitchen is fitted with a full range of units and integrated appliances, while a separate utility room provides additional storage and access to the boiler room.

Upstairs, four generously proportioned double bedrooms. The principal bedroom features a stylish en-suite with double shower, while the main family bathroom includes a bath and shower over. Double glazing and gas central heating complete the specification, ensuring comfort throughout the seasons.

With its larger-than-average design, gardens, and great location close to Newquay's amenities, schools, and coastline, this detached property represents an exceptional family home.

## Externally

To the front, the property benefits from a generous driveway providing ample off-street parking and access to the integral garage. At the rear, the enclosed garden has been designed with low maintenance in mind, featuring a level lawn and a paved patio area. This outdoor space offers the perfect setting for family time, summer dining, or simply relaxing in a private and secure environment.

Approximate Gross Internal Area 1635 sq ft - 152 sq m  
(Including Garage)  
Ground Floor Area 907 sq ft – 84 sq m  
First Floor Area 728 sq ft – 68 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 mistatement. 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 |  |
| England & Wales                             |           |  |
| EU Directive 2002/91/EC                     |           |  |
| Very energy efficient - lower running costs |           |  |
| Not energy efficient - higher running costs |           |  |
| A (82 plus)                                 |           |  |
| B (81-91)                                   |           |  |
| C (69-80)                                   |           |  |
| D (55-68)                                   |           |  |
| E (39-54)                                   |           |  |
| F (21-38)                                   |           |  |
| G (1-20)                                    |           |  |
| 76                                          |           |  |
| 80                                          |           |  |

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