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33 Quintrell Gardens, Newquay TR8 4LH

£355,000

A WELL PRESENTED FOUR-BEDROOM DETACHED HOME FEATURING A GENEROUS REAR GARDEN, ALONGSIDE A GARAGE, AMPLE DRIVEWAY PARKING, AND FULLY OWNED SOLAR PANELS. COMBINING SPACIOUS ACCOMMODATION WITH FLEXIBILITY AND ENERGY-EFFICIENT LIVING, THIS IS A BRILLIANT FAMILY HOME IN A HIGHLY DESIRABLE LOCATION.

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / BEDROOMS: 4 / BATHROOMS: 2

FEATURES:

- FOUR BEDROOM DETACHED FAMILY HOME
- INCREDIBLE, MATURE REAR GARDEN
- GARAGE AND AMPLE DRIVEWAY PARKING
- CONVENIENT, TUCKED AWAY LOCATION
- LOG BURNER
- BRIGHT AND SPACIOUS THROUGHOUT
- OWNED SOLAR PANELS WITH FIT
- MAIN BEDROOM EN SUITE
- EPC AND FLOOR PLAN TO FOLLOW

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

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DESCRIPTION:

Welcome to 33 Quintrell Gardens, a spacious and thoughtfully updated four-bedroom detached dormer bungalow, perfectly suited to modern family living. Offering a brilliant combination of space and practical, family friendly accommodation, the property also benefits from a detached garage, private driveway parking, and fully owned solar panels.

Located within the ever-popular village of Quintrell Downs, on the outskirts of Newquay, the home enjoys a peaceful residential setting while remaining conveniently close to a wide range of amenities, stunning beaches, scenic countryside walks, and excellent transport connections. With its strong sense of community and desirable location, Quintrell Downs continues to be one of the area's most sought-after places to live.

A welcoming front conservatory leads into the lounge and through to a bright and inviting family room, featuring floor-to-ceiling windows and a charming log burner, perfect for cosy winter evenings. On the other side, the kitchen enjoys dual-aspect windows, allowing an abundance of natural light, and offers space for the necessary white goods alongside an integrated electric oven and hob.

An inner hallway, with access to the garden, leads to two generous double bedrooms, one benefiting from extensive built-in storage and an en-suite shower room. Completing the ground floor accommodation is a fully tiled family bathroom comprising a bath with electric shower over, WC and wash basin.

To the first floor are two further bright and airy bedrooms, one of which provides access to the walk-in loft space where the boiler is located. The property further benefits from propane gas central heating, uPVC double glazing throughout, and owned solar panels with a FIT.

Externally, to the front of the property, there is a neat enclosed garden, access to the garage, and ample driveway parking. There's access down both sides leads to the rear, where you will find a much larger-than-average garden for the area, laid mainly to lawn with a large patio area and an abundance of well-established plants, trees and shrubs, creating a private and interesting outdoor space for the whole family to enjoy, whether chasing a football or dining al fresco!

In summary, this is a wonderful property both inside and out, thoughtfully improved by the current owners while still offering excellent potential for further updating in places.

Front Conservatory
2.90m x 1.32m (9'6 x 4'4)

Lounge
5.36m x 4.88m (17'7 x 16'0)

Kitchen

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Bedroom 1
3.53m x 3.05m (11'7 x 10'0)

Bedroom 2
3.53m x 2.51m (11'7 x 8'3)

Bathroom
3.05m x 1.73m (10'0 x 5'8)

Bedroom 3
4.93m x 3.53m (16'2 x 11'7)

Bedroom 4/ Study
2.54m x 2.34m (8'4 x 7'8)

Garage

Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

Items shown in photographs are not included unless specifically mentioned in the sales particulars.

All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

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FLOORPLAN:



Total Area: 123.5 m² ... 1329 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
		61	66
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.