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56a Calshot Close, Newquay TR7 3HL

£280,000

A TWO YEAR OLD THREE FAMILY HOME IN THE HIGHLY SOUGHT AFTER VILLAGE OF ST COLUMB MINOR WITH OPEN PLAN ACCOMMODATION AND A SOUTHERLY FACING GARDEN, CLOSE TO LOCAL SCHOOLS, AMENITIES AND PORTH BEACH.

PROPERTY TYPE: House - End Terrace

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 2

FEATURES:

- TWO YEAR OLD THREE BEDROOM HOME
- OPEN PLAN LIVING
- SOUTHERLY FACING GARDEN
- ON STREET PARKING
- VERY WELL PRESENTED
- NO ONWARD CHAIN
- COUNCIL TAX BAND A
- ALL MAINS SERVICES
- CONVENIENT FAMILY FRIENDLY LOCATION
- FLOOR PLAN TO FOLLOW

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DESCRIPTION:

Calshot Close is situated within the much sought after village of St Columb Minor which is a great location for families within close proximity to a good range of amenities including two Secondary Schools and one Primary School within a few minutes walk with a post office, and a Co-op just a little further down the road. Porth which is close by is a popular location with locals and holiday makers alike. It boasts a beautiful sheltered beach protected by headlands on both sides. Porth Island which can be accessed by a narrow foot bridge has stunning views back towards Newquay and up the coast towards Trevoese Head.

Within Porth there is a handful of cafes and a family friendly pub right on the beach. There's also a beach shop and a boutique clothing store. Newquay Airport is only a few miles away and Newquay Town centre is approximately a ten minute drive offering an array of shops, restaurants and cafes.

This gorgeous property was built in 2021 and has been well looked after by the current owners. The garden faces southerly and is a real sun trap, backing onto countryside.

A bright and welcoming hallway with stairs to the first floor guides you into to the open plan, dual aspect Lounge Kitchen Diner. This is a superb family room with modern decor and laminate flooring. Loosely divided by a breakfast bar into a living area and superb kitchen you will be bathed in all day sunshine with doors opening onto the patio. It's the perfect entertaining space and ideal for families with enough space for everyone! Practically, the modern, kitchen has a generous range of charcoal shaker style units with an integrated oven, induction hob, fridge freezer and washing machine. Off from the kitchen is a useful cloakroom.

All three bedrooms can be found on the first floor where there are two doubles and a single; all a generous size with modern decor and good quality carpets. The family bathroom features a 'P' bath with a shower over and beautiful tiling. Off from the spacious landing there's access to the loft.

Throughout this property, there is gas central heating powered by a combination boiler.

Externally, at the front, there is an outdoor store, ideal for bikes and surf boards and at the rear the garden is southerly facing with a mixture of decking, astro turf and Patio. The garden offers a good degree of privacy with a high fence and ALL DAY SUN!...the perfect family garden with enough space for younger children to play and adults to relax. There's plenty of on street parking. There is a charge of £31.77 pcm to cover the cost of maintaining the surrounding green areas.

In summary, this exceptional 'nearly new' family home ticks many boxes! A convenient location, a superb standard of spacious, family friendly accommodation, and a sunny, flat garden all make this the perfect family home!

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Hallway
1.68m x 1.27m (5'6 x 4'2)

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Lounge Diner
4.32m x 3.38m (14'2 x 11'1)

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Cloakroom
1.52m x 0.94m (5'0 x 3'1)

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Lounge Area
5.64m x 3.40m (18'6 x 11'2)

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Bedroom 1
3.43m x 3.10m (11'3 x 10'2)

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Bedroom 2
3.86m x 2.21m (12'8 x 7'3)

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Bedroom 3
3.40m x 2.03m (11'2 x 6'8)

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Bathroom

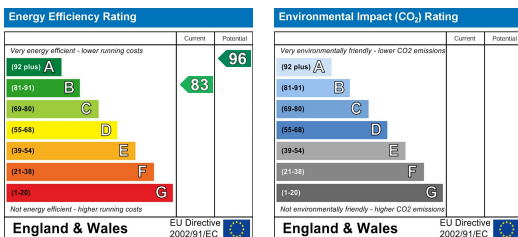
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FLOORPLAN:



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