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## 21 Willow Close, Quintrell Downs TR8 4QN

**£225,000**

THIS BEAUTIFULLY PRESENTED ONE-BEDROOM HOUSE IS QUIETLY POSITIONED IN A TUCKED-AWAY CUL-DE-SAC IN QUINTRELL DOWNS. WITH A NEAT ENCLOSED AND WELL ESTABLISHED GARDEN, ALLOCATED PARKING FOR THREE CARS, AND A TURN-KEY FINISH THROUGHOUT, IT'S AN IDEAL FIRST HOME.

**PROPERTY TYPE:** House - Semi-Detached

**RECEPTIONS:** 1 / **BEDROOMS:** 1 / **BATHROOMS:** 1

### FEATURES:

- GORGEOUS ONE BEDROOM PROPERTY
- GENEROUS WELL ESTABLISHED REAR GARDEN
- PARKING FOR THREE CARS
- UPDATED CREAM GLOSS KITCHEN
- UPGRADED ELECTRIC HEATING
- PERFECT FOR FTB
- PLENTY OF NATURAL LIGHT
- IMMACULATELY PRESENTED THROUGHOUT

01637 877754

[info@momovenewquay.co.uk](mailto:info@momovenewquay.co.uk)

[www.momove.co.uk](http://www.momove.co.uk)

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#### DESCRIPTION:

Welcome to Number Twenty One Willow Close; a surprisingly spacious and tastefully modernised one-bedroom property, set within the highly desirable community of Quintrell Downs on the fringe of Newquay.

Quintrell Downs continues to be a favoured location, prized for its mix of well-kept bungalows and family homes that attract a broad range of purchasers. The village is well served by a range of amenities, including a Spar convenience store with Post Office, three welcoming pubs, a regular bus route, and a local railway station — ensuring excellent connectivity. Within easy driving distance is the popular Newquay Garden Centre, renowned for its café, while slightly further on sits Rems Café alongside the flourishing Duchy of Cornwall development at Nansledan. Nansledan has rapidly established itself as a vibrant hub, offering an expanding selection of coffee shops, retail units, a nursery, and a growing number of local businesses. Families are well catered for, with a primary school in Nansledan and Treviglas Academy located approximately two miles away.

Stepping through the front door, you are greeted by a bright entrance porch that opens into a welcoming open-plan living and dining area. This light-filled, sociable space is ideal for everyday living as well as entertaining and relaxing.

The modern galley-style kitchen is a real highlight, offering direct access to the garden and a stylish range of cream gloss units. Integrated appliances include a washing machine, oven, electric hob and fridge freezer, creating a sleek and practical workspace.

Upstairs, there is a spacious double bedroom featuring a Velux window to the front and useful built in storage. The hot water tank is neatly housed in a cupboard off the bedroom. Completing the accommodation is a contemporary, beautifully finished shower room with a double shower, WC, wash basin and heated towel rail.

The property is presented in excellent condition throughout, boasting immaculate décor, quality floor coverings and upgraded electric heating.

To the rear, the enclosed garden is neat, low-maintenance and perfect for enjoying the sunshine. It features a generous patio, a decked seating area, and a lovely selection of mature plants and shrubs. Three allocated parking spaces are located at the front of the property, and we understand there is potential to construct a garage, subject to the necessary planning permission.

This is a stylish, modern and move-in-ready home—ideal for first-time buyers seeking a well-designed space to call their own.

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Porch  
1.45m x 0.76m (4'9 x 2'6)

Lounge Diner  
6.93m x 4.19m max (22'9 x 13'9 max)

Kitchen  
2.95m x 2.01m (9'8 x 6'7)

Bedroom  
3.63m x 3.25m (11'11 x 10'8)

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Shower Room  
3.05m x 1.68m (10'0 x 5'6)

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**FLOORPLAN:**



TOTAL FLOOR AREA : 668 sq.ft. (62.1 sq.m.) approx.

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.

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| 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                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

  

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

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