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**8 Station Road, St. Columb TR9 6RY**

**£425,000**

AN OUTSTANDING FOUR BEDROOM DETACHED FAMILY HOME WITH A GORGEOUS EXTENSION, SOUTH WESTERLY FACING GARDEN, PARKING AND A SINGLE GARAGE. THIS PROPERTY IS IN FANTASTIC CONDITION THROUGHOUT AND LOCATED IN ONE OF ST COLUMB MAJOR'S MOST DESIRABLE FAMILY FRIENDLY DEVELOPMENTS.

**PROPERTY TYPE:** House - Detached

**RECEPTIONS:** 2 / **BEDROOMS:** 4 / **BATHROOMS:** 3

**FEATURES:**

- BRILLIANT DOUBLE BAY FRONTED FAMILY HOME
- MAIN BEDROOM EN SUITE
- SUPERB EXTENSION WITH BI FOLD DOORS TO THE REAR
- GARAGE AND PARKING
- PRESENTED TO A SUPERB STANDARD THROUGHOUT
- FOUR DOUBLE BEDROOMS
- BEAUTIFULLY LANDSCAPED SOUTH WESTERLY FACING GRADEN
- POPULAR RESIDENTIAL LOCATION
- EASY ACCESS TO THE A30 AND A39

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## DESCRIPTION:

Welcome to Number Eight Station Road, located on the edge of the ever popular Hurlings development just seven miles from Newquay. This modern development is designed with family living in mind. The neighborhood is within walking distance of the town center, where you'll find a solid mix of everyday conveniences, everything from a local GP and primary school to independent retailers and classic Cornish pubs. St Columb Major benefits from being centrally located within Cornwall, offering excellent access to key transport routes including the A30 and A39. Newquay Airport just a short drive away. For days at the beach, the sandy shores of Mawgan Porth are nearby, while the vibrant seaside town of Newquay is the largest nearby town.

This property has been much improved by the current owners. It occupies a prominent plot on the edge of the estate and delivers exceptional space and versatility, featuring 4 bedrooms, generous living areas and a brilliant extension with bi-fold doors seamlessly linking the outdoor area. It oozes kerb appeal with its smart double fronted appearance and tidy frontage. Step inside and you're greeted by a generous entrance hall, where you will find stairs guiding you up to the first floor, a beautifully decorated cloakroom and some useful understairs storage.

The ground level offers a layout perfect for both entertaining and everyday life. The expansive living room is flooded with natural light from dual aspects and opens directly into the extension and in turn the garden. The extension at the rear offers huge flexibility, ideal as a study, formal dining room, children's play room or perhaps a quiet room to sit and admire the garden.

On the other side, the open-plan kitchen, dining, and family space is the true hub of the home. Spanning the length of the property, this area combines practicality with sleek design, featuring an abundance of cupboards with an integrated dishwasher, double oven, electric hob and wine fridge with space for a washing machine and American style fridge freezer. There's plenty of room for both dining and relaxing, with a breakfast bar loosely dividing the space, perfect for a coffee or breakfast on the run!

All four bedrooms can be found on the first floor, the largest offers a beautifully tiled en-suite shower room and a built in wardrobe with the two front bedrooms having bay windows really adding to the feel of space. The family bathroom features a 'P' style bath with a shower over. Also on the first floor, you will find access to the loft and a useful airing cupboard housing the water tank. The gas central heating boiler is located in the kitchen.

The rear garden has been thoughtfully planned for ease and enjoyment...maximising the south westerly aspect with a decked area and a lawned area. There's plenty of well stocked and established borders and plants. To the rear, there's two allocated parking spaces and access to the single garage.

With quality finishes throughout and a floor plan that adapts to the needs of modern family life, this home is as practical as it is stylish.

Hallway  
5.59m x 1.75m (18'4 x 5'9)

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Lounge  
7.85m x 3.51m (25'9 x 11'6)

.

Kitchen Diner  
7.67m x 3.86m (25'2 x 12'8)

.

Extension  
3.99m x 3.58m (13'1 x 11'9)

.

Cloakroom  
1.30m x 1.04m (4'3 x 3'5)

.

Bedroom 1  
4.27m x 3.45m (14'0 x 11'4)

.

En Suite  
1.75m x 1.24m (5'9 x 4'1)

.

Bedroom 2  
4.78m x 3.15m (15'8 x 10'4)

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Bedroom 3  
3.45m x 2.64m (11'4 x 8'8)

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Bedroom 4  
2.74m x 2.62m (9'0 x 8'7)

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Bathroom  
2.26m x 1.70m (7'5 x 5'7)

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Garage  
5.00m x 2.51m (16'5 x 8'3)

.

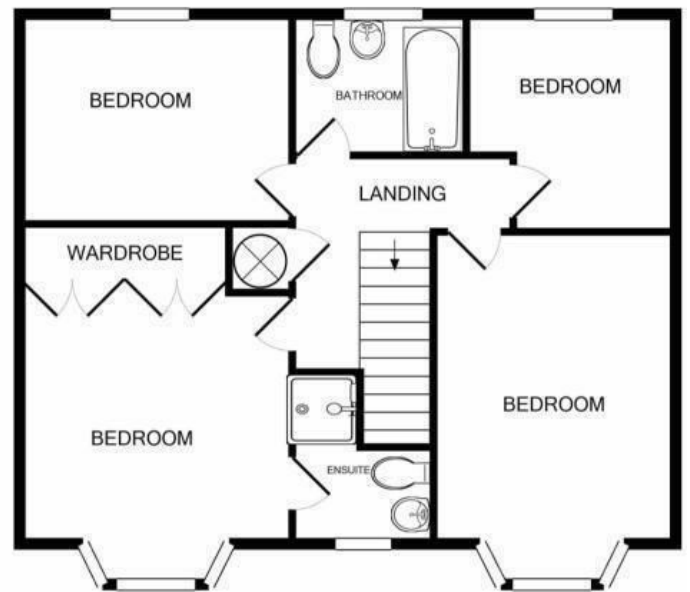
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**FLOORPLAN:**



GROUND FLOOR  
APPROX. FLOOR  
AREA 70.4 SQ.M.  
(757 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 58.7 SQ.M.  
(632 SQ.FT.)

TOTAL APPROX. FLOOR AREA 129.1 SQ.M. (1389 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 |                         | 7485      |
|                                             | (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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