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56 Quintrell Road, Newquay TR7 3FJ

£347,000

A FLAWLESS EXAMPLE OF A THREE BEDROOM SEMI DETACHED FAMILY HOME LOCATED IN THE HIGHLY SOUGHT AFTER DUCHY OF CORNWALL NANSLEDAN DEVELOPMENT WITH A LOW MAINTENANCE, WESTERLY FACING GARDEN, A SINGLE GARAGE AND ALLOCATED PARKING.

PROPERTY TYPE: House - Semi-Detached

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

FEATURES:

- THREE BEDROOM FAMILY HOME
- PRESENTED TO THE HIGHEST POSSIBLE STANDARD
- GARAGE AND ALLOCATED PARKING
- MAIN BEDROOM EN SUITE
- GORGEOUS WESTERLY FACING REAR GARDEN
- GARAGE PARTLY CONVERTED INTO A WORK FROM HOME SPACE
- REMAINDER OF NHBC WARRANTY
- WELL LOCATED ON THE EDGE OF NANSLEDAN

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DESCRIPTION:

Welcome to No. Fifty Six Quintrell Road, an exceptional, high quality 'Morrish' semi-detached three bedroom family home on the edge of Nansledan, just a ten minute drive from Newquay.

Nansledan is the jewel in Newquay's crown! Just a short distance from the bohemian town centre, The Duchy Estate of Nansledan is set to become a thriving town of 4000 homes with a buzzing high street full of local shops and cafes with something to suit every taste! With a well respected Primary School and plenty of green space, Nansledan is the ideal location for families, only two miles away from Newquay which offers a vibrant range of shops, cafes and bars. Some of the most beautiful surfing beaches and coastline in north Cornwall can be found here. On the eastern edge of Nansledan, Trewolek Meadow occupies a large area of farmland locally known as the SANG which provides a haven for wildlife and a beautiful spot to keep tails wagging and children happy!

A smart, inviting hallway with stairs to the first floor and a useful cloakroom guides you into this family home. On the left, you will find a good size lounge with a window to the front and a gorgeous log burner. This is a spacious family room with ample space for plenty of furniture and is open plan to the kitchen diner, a great design encouraging connection yet still with ample space to cook, dine, relax and entertain. There's an extensive range of cream shaker style units within the kitchen, an eye level double oven, integrated fridge freezer, washing machine, dish washer and gas hob with ample space for a family size dining table and doors to the sun terrace, which really is just an extension of the kitchen.

All three bedrooms can be found on the first floor, there's two doubles and a single. The main bedroom has a beautifully tiled ensuite shower room and the other two are served by the family bathroom which has a bath and shower over. Also on the first floor, you will find useful storage. This home has gas central heating and wooden windows throughout. There's a mixture of high quality LVT flooring and carpets throughout.

At the rear, the landscaped garden has been lovingly cared for by the current owners and is very private and enclosed. It faces westerly and enjoys plenty of afternoon and evening sun with a large sun terrace and a good size astro turfed area. At the bottom of the garden, there's access to the single garage which has been split to offer a brilliant work from home space and a store large enough for the storage of surfboards, bikes and garden tools. There's allocated parking at the rear of the garden gate.

In summary, this gorgeous home is 'turn key' ready, the family friendly space, abundance of natural light, low maintenance sunny garden and garage make for a perfect home for the modern family!

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Entrance Hallway
4.90m x 1.22m (16'1 x 4'0)

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Cloakroom
1.98m x 1.04m (6'6 x 3'5)

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Living/Dining
6.93m x 3.38m (22'9 x 11'1)

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Kitchen
2.64m x 2.49m (8'8 x 8'2)

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Bedroom 1
3.56m x 3.38m (11'8 x 11'1)

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En Suite
1.37m x 1.30m (4'6 x 4'3)

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Bedroom 2
3.43m x 2.54m (11'3 x 8'4)

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Bedroom 3
2.74m x 2.51m (9'0 x 8'3)

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Bathroom
2.29m x 2.01m (7'6 x 6'7)

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Outdoor Study
3.89m x 2.84m (12'9 x 9'4)

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Garage Store
2.84m x 1.96m (9'4 x 6'5)

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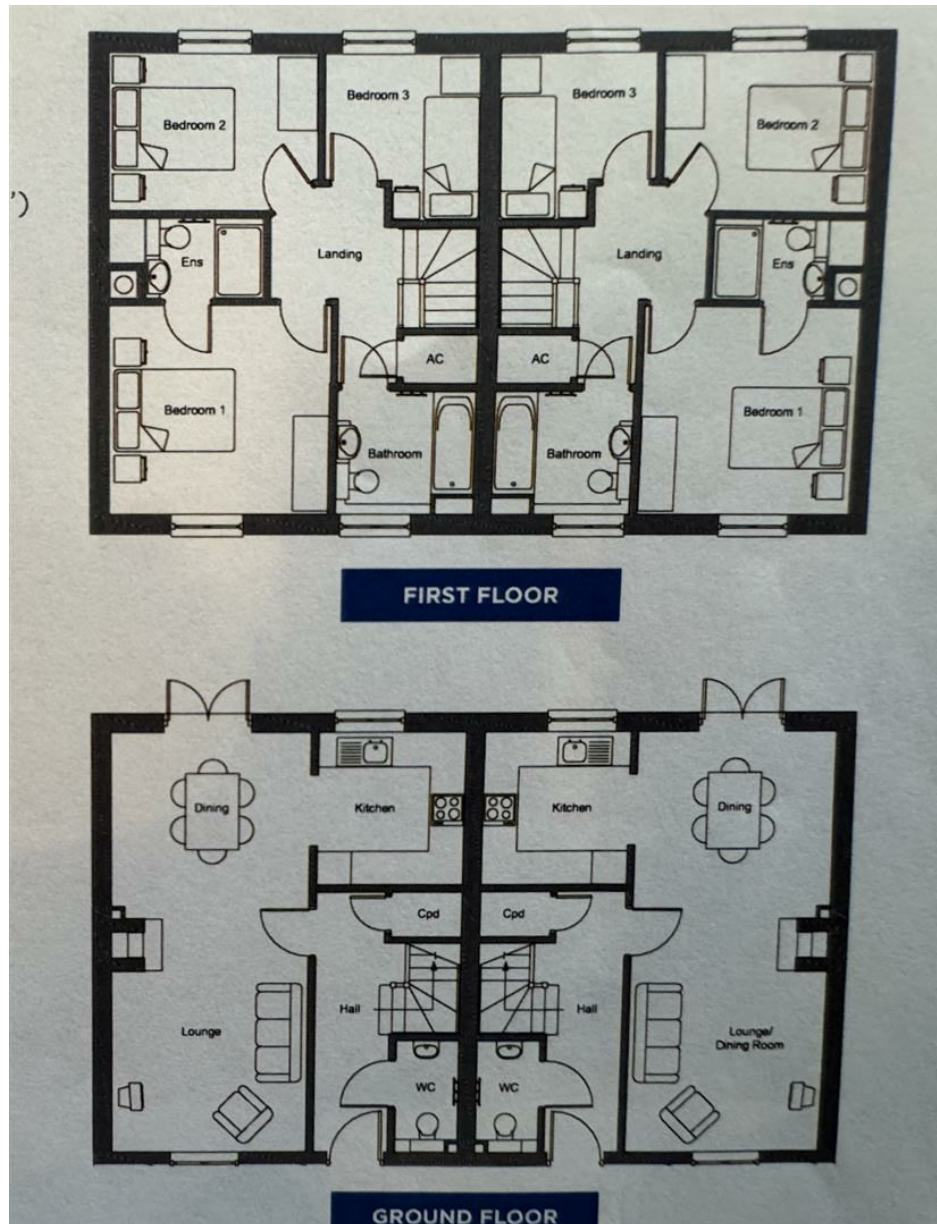
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FLOORPLAN:



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 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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