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**21 Littledale Row Trevenson Road, Newquay TR7 3EU**

**£295,000**

A BRILLIANT THREE BEDROOM FAMILY HOME WITH A GARAGE AND A NEAT LOW MAINTENANCE GARDEN WITHIN THE HIGHLY DESIRABLE FAMILY FRIENDLY DEVELOPMENT OF TREVENSON MEADOWS WITHIN EASY WALKING DISTANCE OF TRETHERRAS SCHOOL.

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

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

**FEATURES:**

- THREE BEDROOM FAMILY HOME WITH A GARAGE
- SPACIOUS, FAMILY FRIENDLY ACCOMMODATION
- LOW MAINTENANCE REAR GARDEN
- MAIN BEDROOM EN SUITE
- WALKING DISTANCE TO TRETHERRAS SCHOOL
- ALL MAINS SERVICES
- PLENTY OF BUILT IN STORAGE
- MODERN, FRESH DECOR AND FLOOR COVERINGS THROUGHOUT

01637 877754

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

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#### DESCRIPTION:

Welcome to Number Twenty One Little Dale Row located at Trevenson Meadows which is a modern development on the edge of Newquay with easy access to many beaches, the North Cornwall coast path and the main town. This popular development comprises of a mixture of attractive houses, apartments and coach houses with a green area and for all to enjoy. Tretherras Academy is approximately ten minutes walk and the nearest Primary School, St Columb Minor Academy is a five minute drive away. Chester Road is within easy reach and the main town of Newquay is about two miles away.

This property is in excellent condition throughout with spacious, well laid out accommodation over three floors, ideal for families. There is an abundance of natural light and the decor and floor coverings are modern and fresh.

An entrance hallway with a cloakroom gives access to the kitchen which is at the front of the property enjoying a westerly aspect. The kitchen has a generous range of modern oak effect units with an integrated double oven, gas hob and space for a fridge freezer, tumble dryer and a washing machine. Within the kitchen there is space for a dining table.

At the rear of the property, the lounge is a great size and decorated in a neutral way with good quality carpet and access to the rear garden.

On the first floor, you will find two bedrooms, one with built in wardrobes and a well presented family bathroom with a bath, shower over, wc and wash basin.

Off from the second floor landing is a large main bedroom with two velux windows ensuring plenty of natural light. Within this bedroom there's two built in cupboards and a spacious en suite shower room.

Externally, the garden at the rear is neat and low maintenance, laid completely with patio slabs with some attractive raised beds. At the rear of the garden, there's allocated parking and a single garage.

This property benefits from gas central heating powered by a combination boiler positioned in the kitchen. It retains the remainder of the NHBC guarantee.

In summary, this is a brilliant example of a three bedroom family home with a garage and allocated parking making it ideal for families.

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Hallway  
5.03m x 1.96m (16'6 x 6'5)

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Cloakroom  
1.70m x 0.91m (5'7 x 3'0)

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Lounge Diner  
4.45m x 3.96m (14'7 x 13'0)

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Bedroom  
3.78m x 3.28m (12'5 x 10'9)

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Bedroom  
3.58m x 1.93m (11'9 x 6'4)

.

Bathroom  
2.03m x 1.96m (6'8 x 6'5)

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Main Bedroom  
3.96m x 3.43m (13'0 x 11'3)

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En Suite  
2.82m x 1.63m (9'3 x 5'4)

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Garage  
5.49m x 3.07m (18'0 x 10'1)

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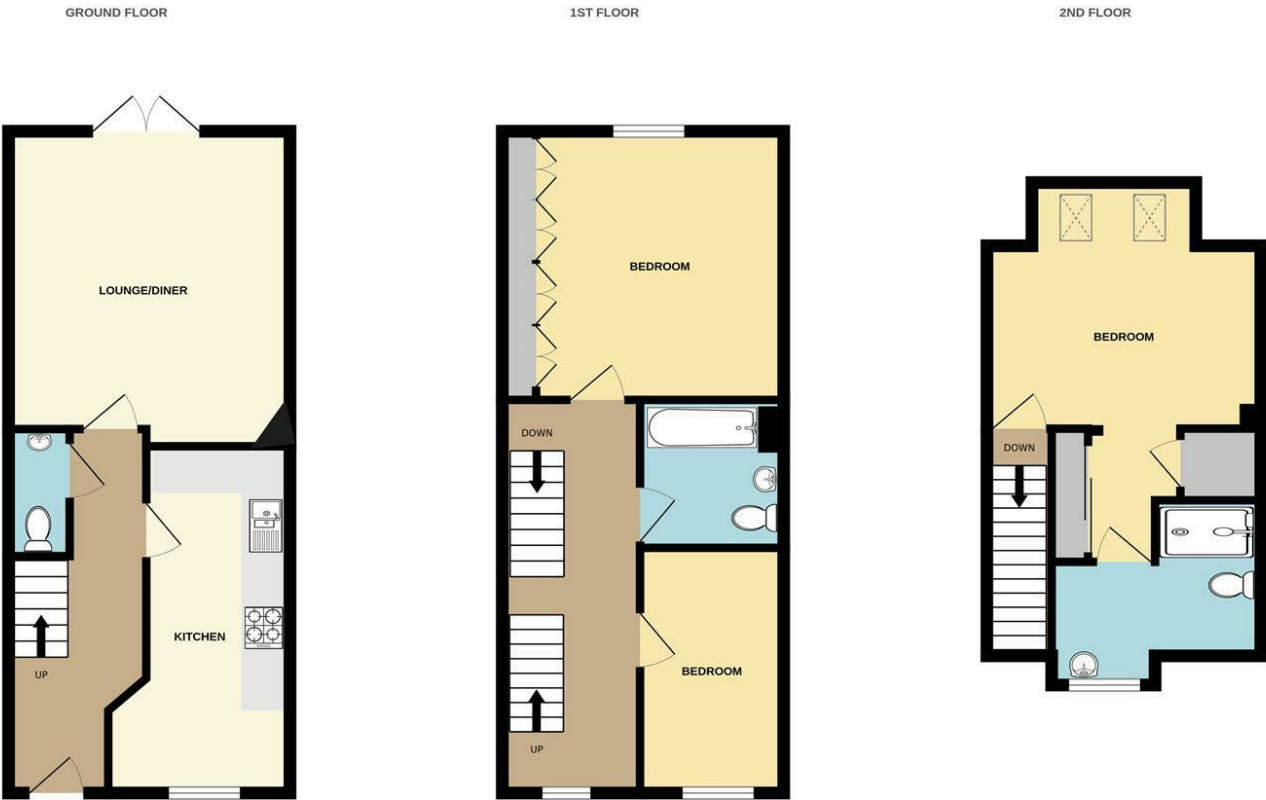
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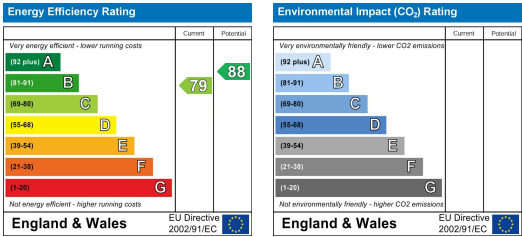
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FLOORPLAN:



Measurements are approximate. Not to scale. Illustrative purposes only  
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