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## 14 Littledale Row, Newquay TR7 3EU

**£250,000**

A BRILLIANT THREE BEDROOM FAMILY HOME WITH A SUN ROOM AND ALLOCATED PARKING AND A NEAT LOW MAINTENANCE GARDEN WITHIN THE HIGHLY DESIRABLE FAMILY FRIENDLY DEVELOPMENT OF TREVENSON MEADOWS WITHIN EASY WALKING DISTANCE OF TRETHERRAS SCHOOL. OFFERED WITH NO ONWARD CHAIN.

**PROPERTY TYPE:** House - Mid Terrace

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

### FEATURES:

- MID TERRACE THREE BEDROOM FAMILY HOME
- PRESENTED TO A GOOD MODERN STANDARD
- NEAT, LOW MAINTENANCE GARDEN
- ALLOCATED PARKING
- SUN ROOM
- MAIN BEDROOM EN SUITE
- NO ONWARD CHAIN
- CONVENIENTLY LOCATED CLOSE TO SCHOOLS AND AMENITIES

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#### DESCRIPTION:

Welcome to 14 Little Dale Row, part of the Trevenson Meadows development—a modern and sought-after community on the outskirts of Newquay. This well-designed neighbourhood offers convenient access to several beautiful beaches, the North Cornwall Coast Path, and Newquay town centre.

Trevenson Meadows features an appealing mix of houses, apartments, and coach houses, all set around a shared green space for residents to enjoy. The area is ideal for families, with Tretherras Academy just a 10-minute walk away and St Columb Minor Academy Primary School only a 5-minute drive.

Chester Road's shops and amenities are close by, while the vibrant centre of Newquay is just two miles from your doorstep.

This beautifully presented three-bedroom home offers spacious, well-designed accommodation making it ideal for families. It's in excellent condition throughout, with an abundance of natural light and modern, fresh décor and flooring.

The entrance hallway features a convenient cloakroom and leads into a bright, front-facing kitchen that enjoys a westerly aspect. The kitchen is fitted with a generous range of matt white units, integrated oven and gas hob and space for a fridge freezer and washing machine. There is also ample room for a dining table, making it a sociable space for family meals.

To the rear of the property, the lounge is a great size and tastefully decorated with neutral tones and high-quality laminate flooring. From the lounge, double doors lead into a sun room that which adds a versatile extra reception room and provides direct access to the rear garden.

Upstairs, the property boasts three bedrooms. The main bedroom is particularly impressive, featuring ample space for wardrobes and an en suite shower room. The two additional bedrooms are well-proportioned and well presented. A modern family bathroom serves these rooms and includes a bath with shower over, WC, and wash basin. Also, on the first floor, there's access to the loft and a useful storage cupboard.

Outside, the rear garden is low maintenance, fully laid with patio slabs and complemented by attractive raised beds—perfect for outdoor entertaining. Beyond the garden, there is allocated parking for one car.

The property benefits from gas central heating via a combination boiler located in the kitchen.

In summary, this is a superb example of a modern, three-bedroom family home with a sun room, en suite shower room and allocated parking—ideal for families seeking both comfort and practicality. Offered with no onward chain.

Kitchen  
3.30m x 2.67m (10'10 x 8'9)

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Lounge Diner  
4.90m x 4.24m (16'1 x 13'11)

.

Sun Room  
2.31m x 2.01m (7'7 x 6'7)

.

Bedroom 1  
3.10m x 2.82m (10'2 x 9'3)

.

En Suite  
1.35m x 1.22m (4'5 x 4'0)

.

Bedroom 2  
3.00m x 2.82m (9'10 x 9'3)

.

Bedroom 3  
2.03m x 2.03m (6'8 x 6'8)

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Bathroom  
2.13m x 1.98m (7'0 x 6'6)

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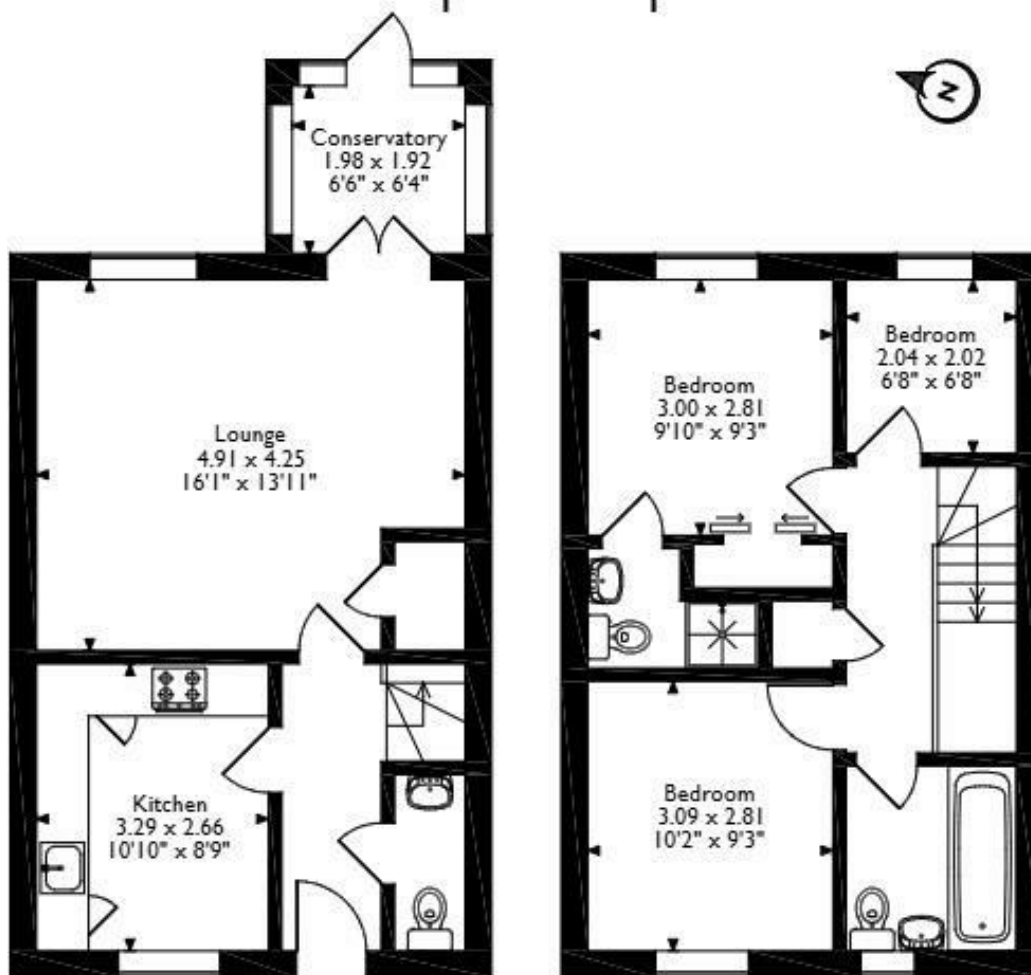
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**FLOORPLAN:**

**Littledale Row, Trevenson Road, Newquay**  
**Approximate Gross Internal Area**  
**80 Sq M/861 Sq Ft**



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

| Energy Efficiency Rating                    |                   | Current                 | Potential |
|---------------------------------------------|-------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92-100) <b>A</b> |                         | <b>79</b> |
|                                             | (81-91) <b>B</b>  |                         |           |
|                                             | (69-80) <b>C</b>  |                         |           |
|                                             | (55-68) <b>D</b>  |                         |           |
|                                             | (39-54) <b>E</b>  |                         |           |
|                                             | (21-38) <b>F</b>  |                         |           |
|                                             | (1-20) <b>G</b>   |                         |           |
| 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 | (92-100) <b>A</b> |                         |           |
|                                                                 | (81-91) <b>B</b>  |                         |           |
|                                                                 | (69-80) <b>C</b>  |                         |           |
|                                                                 | (55-68) <b>D</b>  |                         |           |
|                                                                 | (39-54) <b>E</b>  |                         |           |
|                                                                 | (21-38) <b>F</b>  |                         |           |
|                                                                 | (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                   |                         |           |
| England & Wales                                                 |                   | EU Directive 2002/91/EC |           |

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