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89 Bedowan Meadows, Newquay TR7 2SW

£415,000

AN BRILLIANT EXAMPLE OF A FOUR BEDROOM DETACHED FAMILY HOME AT BEDOWAN MEADOWS WITH DRIVEWAY PARKING AND AN INTEGRAL GARAGE, PERFECTLY LOCATED IN A QUIET CUL DE SAC WITHIN EASY REACH OF SCHOOLS AND AMENITIES. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / **BEDROOMS:** 4 / **BATHROOMS:** 1

FEATURES:

- FOUR BEDROOM DETACHED FAMILY HOME
- QUIET CUL DE SAC LOCATION
- GARAGE AND DRIVEWAY PARKING
- NO ONWARD CHAIN DELAYS
- GENEROUS FLAT REAR GARDEN
- IDEALLY LOCATED CLOSE TO MANY SCHOOLS AND AMENITIES
- GAS CH THROUGHOUT
- PERFECTLY LOCATED FOR MODERN FAMILY LIFE
- PLENTY OF STORAGE

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DESCRIPTION:

Bedowan Meadows is known as a quiet residential street made up of well looked after properties close to many brilliant schools and amenities. Newquay Sports Centre is only a short walk away with a recently re-vamped gym and sports bar. The Heron Tennis Centre, The Boating Lake, Trenance Gardens and Trenace Park are all within a few minutes walk, only adding to the appeal of this superb and highly desirable family friendly location. Newquay is a town famed throughout the region for its vibrant community and stunning beaches. It's an ideal place to live for families, with its multitude of education options. It's perfect for families who enjoy days outside, or for dog owners looking for greener spaces to go for walks. Trenance Gardens and The Boating Lake is within easy reach with plenty of coffee options on the way. If you prefer higher energy pursuits in favour of gentle strolls, the Watersport options are endless! In terms of places to shop and eat, you're spoilt for choice in Newquay. The town has plenty of options to suit every palette and budget with a multitude of coffee shops, cafes and upmarket restaurants to visit, as well as an abundance of locally-owned boutiques and businesses to support.

This property sits within a quiet cul de sac on a generous sunny plot and has been well looked after by the vendors over the years. An entrance porch leads into a hallway with stairs to the first floor and gives an indication of the generous room sizes and feeling of light and space on offer throughout this property.

Within the hallway, you will find a large understairs cupboard and a cloakroom. On the left, with a door to the side, the kitchen offers a generous range of cream gloss units with space for a fridge freezer and washing machine. The lounge/diner at the rear spans the entire width of the property with two sets of sliding doors opening into the garden, a brilliant family friendly space with ample space for a family size dining room and lounge furniture.

All four bedrooms can be found on the first floor off from a generous landing, there's also access to the loft and an airing cupboard. The largest three bedrooms have built in wardrobes. The family bathroom is particularly spacious and offers a modern white suite with a bath and separate shower cubicle. This property has gas central heating powered by a combination boiler located in the garage. The windows are all upvc double glazed.

Externally, to the front there is driveway parking and access to the garage and to the rear the gardens are fully enclosed with fencing. There's a generous lawned area, a patio, a garden shed and a green house. ideal for children to play and with plenty of sunshine to enjoy.

In summary, this property ticks many boxes for families wanting to live in a quiet tucked away location with easy access to the schools, the skate park and the sports centre.

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Hallway
3.35m x 1.93m (11'0 x 6'4)

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Kitchen
3.20m x 3.15m (10'6 x 10'4)

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Cloakroom
2.13m x 1.35m (7'0 x 4'5)

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Lounge Diner
6.81m x 4.14m (22'4 x 13'7)

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Bedroom 1
4.17m x 3.05m (13'8 x 10'0)

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Bedroom 2
3.05m x 2.16m (10'0 x 7'1)

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Bedroom 3
2.95m x 2.16m (9'8 x 7'1)

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Bedroom 4
2.92m x 2.51m (9'7 x 8'3)

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Bathroom
3.43m x 1.91m (11'3 x 6'3)

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Garage
5.51m x 3.25m (18'1 x 10'8)

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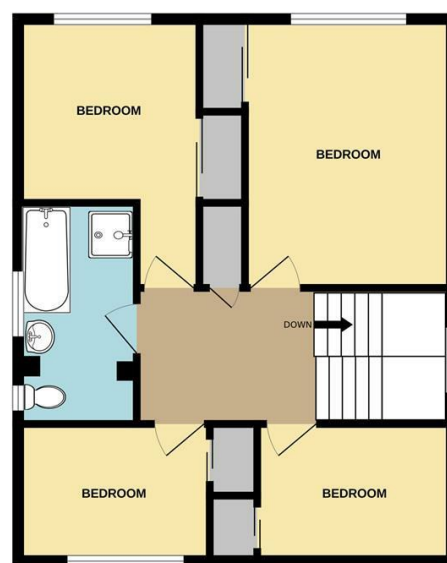
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FLOORPLAN:

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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