

"Estate Agency is evolving...evolve with us"



41 Penkernick Way, St. Columb TR9 6BQ

£350,000

A VERY WELL PRESENTED DETACHED THREE DOUBLE BEDROOM FAMILY HOME WITH EXCEPTIONALLY SPACIOUS ACCOMMODATION IDEAL FOR FAMILIES. THE GARDEN IS MATURE AND SOUTHERLY FACING AND THERE'S A GARAGE WITH DRIVEWAY PARKING. OFFERED WITH NO ONWARD CHAIN AND LOCATED IN A QUIET, RESIDENTIAL LOCATION.

PROPERTY TYPE: Bungalow - Detached

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

FEATURES:

- LARGE DETACHED FAMILY HOME
- INTEGRAL GARAGE AND DRIVEWAY PARKING
- THREE GENEROUS DOUBLE BEDROOMS
- ENCLOSED, WELL ESTABLISHED SOUTHERLY FACING GARDEN
- ALL MAINS SERVICES
- 28 FT DUAL ASPECT LOUNGE DINER
- HIGHLY DESIRABLE RESIDENTIAL LOCATION
- NO ONWARD CHAIN
- SOLID OAK INTERNAL DOORS
- EPC TO FOLLOW

01637 877754

info@momovenewquay.co.uk

"Estate Agency is evolving...evolve with us"



DESCRIPTION:

Penkernick Way is a tucked away cul de sac on the edge of St Columb Major made up of well looked after family homes on generous plots. Within St Columb Major there are a good range of day to day amenities including a Co-op, a brilliant local butchers, a couple of cafes, a post office and a good offering of pubs. There is also a well respected Primary School and a Drs Surgery within close proximity. Children would naturally feed to Newquay Treviglas or Tretherras schools for secondary education.

The highly sought after coastal town of Newquay is around seven miles away and has recently been named as one of the UK's most desirable places to live and it's not difficult to see why!...Hugged by miles of sandy beaches offering world class waves, family friendly rock pools and calm water for paddle boarding there is something for everyone to enjoy! The vibrant town offers an array of cafes, restaurants and bars with a good range of shops. slightly closer proximity are the popular beaches of Watergate Bay and Mawgan Porth.

This gorgeous property occupies a sheltered position with hardly any passing traffic, ample parking and a beautiful, very well established family-friendly rear garden. The accommodation is generous and flexible, ideal for a large family with plenty of space for everyone!

A bright and welcoming hallway with stairs to the first floor welcomes you into this family home. At the front, the dual aspect lounge/diner is a superb family room with ample space for relaxing, entertaining and dining with sliding doors to the rear garden There's plenty of room for everyone to relax after a long day at work and school with an abundance of natural light flooding through. On the other side, the kitchen offers a wide range of traditional style units with space for an oven and fridge freezer. Off from the kitchen, you will find a rear hallway providing access to the garden and a useful utility room/cloakroom with space and plumbing for a washing machine and tumble dryer. From the rear hallway, you can access the garage which has light and power.

Also on the ground floor, you will find one of the double bedrooms with a window to the front.

The remaining two double bedrooms can be found on the first floor, one at the front and one at the rear. Both have plenty of eves storage and one has a built in wardrobe. Also on the first floor, you will find a walk-in storage cupboard and the family bathroom which has a bath and electric shower over.

This property has been lovingly cared for by the current owners but does need some updating by way of decor and floor coverings. Throughout this property, the windows are upvc double glazed, there's gas central heating and the internal doors are solid oak. The combination boiler is located in the garage.

Externally, there's driveway parking for four/five cars and access to the garage at the front. At the rear, the garden is laid mainly to lawn with a good size patio, a shed and a green house. There's plenty of attractive plants and shrubs with access down the side of the house to the front.

In summary, this family friendly property offers space, an abundance of natural light, a well established southerly facing garden and garage all making this an ideal home for the next owners to put their own stamp on.

01637 877754

info@momovenewquay.co.uk

"Estate Agency is evolving...evolve with us"



Hallway
4.14m x 2.84m (13'7 x 9'4)

.

Kitchen
34.14m x 2.84m (112'0 x 9'4)

.

Utility/WC
1.85m x 1.35m (6'1 x 4'5)

.

Lounge Diner
8.66m x 3.68m (28'5 x 12'1)

.

Ground Floor Bedroom
3.71m x 3.66m (12'2 x 12'0)

.

Bedroom
3.99m x 3.71m (13'1 x 12'2)

.

Bedroom
3.40m x 2.84m (11'2 x 9'4)

.

Bathroom
2.18m x 1.63m (7'2 x 5'4)

.

Garage
6.15m x 2.95m (20'2 x 9'8)

.

01637 877754

info@momovenewquay.co.uk

"Estate Agency is evolving...evolve with us"

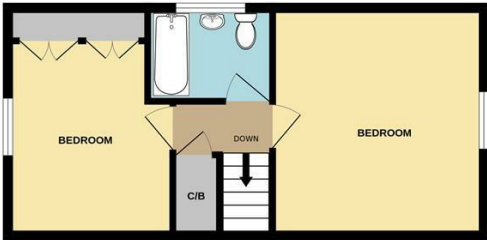


FLOORPLAN:

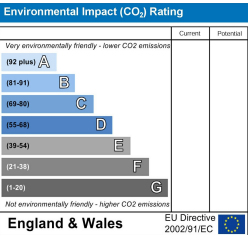
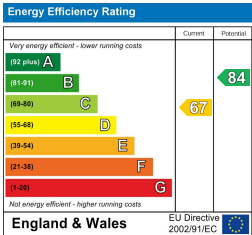
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

