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26 Elm Close, Newquay TR7 2LN

£440,000

A FLAWLESSLY PRESENTED THREE DOUBLE BEDROOM HOUSE WITH A GORGEOUS SOUTHERLY FACING GARDEN AND AMPLE DRIVEWAY PARKING LOCATED AT THE END OF A QUIET CUL DE SAC ON THE EDGE OF NEWQUAY.

PROPERTY TYPE: House - Detached

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

FEATURES:

- FLAWLESSLY PRESENTED THREE DOUBLE BEDROOM PROPERTY
- PRIVATE, ENCLOSED WELL ESTABLISHED SOUTHERLY FACING GARDEN
- AMPLE DRIVEWAY PARKING
- ALL MAINS SERVICES
- OPEN PLAN LIVING
- UTILITY ROOM AND GROUND FLOOR CLOAKROOM
- TUCKED AWAY AT THE END OF A QUIET CUL DE SAC
- MAIN BEDROOM EN SUITE
- NATURAL LIGHT IN ABUNDANCE

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DESCRIPTION:

Welcome to Number Twenty Six Elm Close, a brilliant three double bedroom family home located on the edge of Newquay just across the road from The River Gannel. This is one of Newquay's most desirable residential areas comprising predominantly of detached, well looked after, modern properties, Newquay town centre is about a mile away and offers a range of individual shops through to well-known chain stores. From gastro pubs, bistros and casual dining establishments right through to lavish restaurants and bars; it's fair to say that however you like to shop, relax or spend your evenings - Newquay can offer something for you. Highly regarded nurseries, primary schools and secondary schools are prevalent throughout the area. This reality often makes Newquay a front runner for families who are purchasing a home with children in mind. Within easy reach of many beaches, the Heron Tennis Centre, The Sports Centre and Trenance Gardens this property offers far more than a place to simply rest your head at night...

This property has been lived in by the same owners from new, a real testimony to what a great home it is! It offers spacious, open plan accommodation perfect for modern family living and a southerly facing mature and enclosed garden. The first room to greet you is the hallway which is exceptionally spacious with a useful cloakroom and stairs leading up to the first floor.

At the rear, the Kitchen/Living/Dining Area spans the entire width of the property, it offers an abundance of natural light, ample space for relaxing, cooking, dining and entertaining with access out to the rear garden via two sets of patio doors. Practically, the kitchen offers a generous range of white gloss units with space for a dish washer and a fridge freezer with a door giving access to the utility room which can also be accessed from the hallway. This entire space encourages connection yet is big enough for everyone to have their own space, ideal for entertaining and in the Summer, the garden is really just an extension of the living space. Within the utility room, there's space and plumbing for a washing machine and tumble dryer. and plenty of additional storage.

Also on the ground floor, you will find a double bedroom with a window to the front. The two remaining double bedrooms are on the first floor. Both have velux windows, one facing the front and one facing the rear. The main bedroom has the luxury of an ensuite shower room and a large storage cupboard. Also, on the first floor, you will find the family bathroom which has a bath with a shower over. The galleried landing is spacious and bright with access to the loft.

This property has gas central heating throughout powered by a combination boiler located in the utility room. It is presented to a superb, modern standard with high quality engineered oak flooring ideal for those sandy toes and paws with high quality carpets on the stairs and landing. The decor is modern and fresh throughout.

Externally, there's driveway parking for two/three cars on the driveway at the front with a neat, attractive garden. The southerly facing rear garden can be accessed from both sides and via the patio doors in the living area. It's been lovingly cared for over the years with an abundance of plants and shrubs offering a good degree of privacy and some shade. There's a large decked area for those sun-worshippers and plenty of lawn for children to play.

In summary, if you're looking for an immaculately presented family home tucked away in a quiet location yet with easy access in and out of the town this property could suit you perfectly! The open plan living is perfect for modern family life and the garden is outstanding!

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Hallway
3.81m x 3.45m (12'6 x 11'4)

Cloakroom
1.98m x 1.14m (6'6 x 3'9)

Utility Room
1.98m x 1.98m (6'6 x 6'6)

Kitchen Lounge Diner
9.09m x 4.37m (29'10 x 14'4)

Bedroom 3
3.28m x 3.05m (10'9 x 10'0)

Bedroom 1
4.52m x 3.02m (14'10 x 9'11)

En Suite
2.72m x 1.83m (8'11 x 6'0)

Bedroom 2
4.52m x 3.02m (14'10 x 9'11)

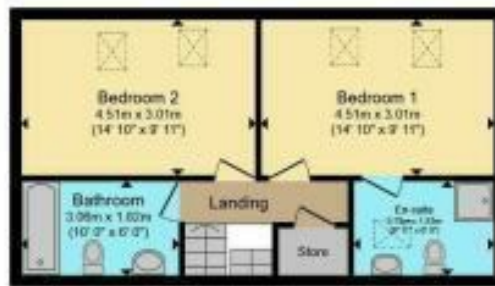
Bathroom
3.05m x 1.83m (10'0 x 6'0)

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FLOORPLAN:



Ground Floor




First Floor




Outbuilding

Total floor area 115.5 sq.m. (1,243 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

| 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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