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13 Quintrell Gardens, Newquay TR8 4LH

£299,500

A THREE BEDROOM DETACHED BUNGALOW LOCATED IN A QUIET CUL DE SAC LOCATION ON THE EDGE OF QUINTRELL DOWNS OCCUPYING A GENEROUS PLOT WITH A LOW MAINTENANCE SOUTHERLY FACING GARDEN, A GARAGE AND AMPLE PARKING. AVAILABLE WITH NO ONWARD CHAIN.

PROPERTY TYPE: Bungalow - Detached

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

FEATURES:

- THREE BEDROOM DETACHED BUNGALOW
- GENEROUS, LOW MAINTENANCE SOUTHERLY FACING GARDEN
- AMPLE DRIVEWAY PARKING
- NO ONWARD CHAIN
- TUCKED AWAY CUL DE SAC LOCATION
- GARAGE WITH LIGHT AND POWER

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DESCRIPTION:

Welcome to Number Thirteen Quintrell Gardens, a deceptively spacious three bedroom detached bungalow located within Quintrell Downs on the edge of Newquay. This estate is as popular as ever, appealing to many different buyers with a mixture of well presented bungalows and houses. Within Quintrell Downs, there's a Spar shop with a Post Office, three family friendly pubs, a regular bus service and a train station. Newquay Garden Centre is a few minutes drive away and has a very popular cafe. A few minutes further towards Newquay, you will find the new and super popular Rems Cafe and the increasingly popular Duchy development of Nansledan which has an exciting array of coffee shops, a Montessori Nursery and brand new retail outlets. More and more businesses are opening at Nansledan and it has become a very popular destination for shopping and socialising. The closest Primary School is at Nansledan and Treviglas Academy is approximately two miles away.

This property has been lovingly cared for and much improved by the current owner in recent years now offering spacious, bright very well presented accommodation.

A bright, welcoming sun porch guides you in the L-shaped hallway offering access to the other rooms. On the left, with a window to the front, the kitchen offers a good range of contemporary gloss units with an integrated oven and gas hob and space for a fridge freezer, washing machine and tumble dryer. With doors opening to the rear, the lounge is exceptionally spacious and forms part of an extension. This brilliant family room offers plenty of space for a dining table as well as ample lounge furniture, large enough for the whole family to relax at the end of the day.

Two of the bedrooms can be found off from the hallway, there's one at the front and one at the rear and the other bedroom is off from the lounge which would also make a great study or play room. The shower room is presented to a superb standard with a double shower, wc and wash basin.

We understand there's potential to convert the loft subject to the necessary planning and building regulations and also potential to add an extension/ conservatory at the rear subject to the same regulations.

This property has bottled gas for heating and the windows are all upvc double glazed. There's a combination boiler located within a cupboard in the kitchen.

Externally, at the front there's ample driveway parking for three cars and at the rear, the garden faces southerly and is private, sheltered and low maintenance with a large raised deck, a generous lawned area and access down the side to the front. There's also a detached single garage with power.

In summary, this property will appeal to many different buyers with flexible, spacious accommodation, plenty of parking, a garage and a 'sun-trap' garden. Offered with no onward chain.

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Porch

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Hallway

.

Kitchen

3.07m x 2.57m (10'1 x 8'5)

.

Lounge Diner

7.19m x 5.26m (23'7 x 17'3)

.

Bedroom 1

3.73m x 3.30m (12'3 x 10'10)

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Bedroom 2

3.58m x 2.41m (11'9 x 7'11)

.

Bedroom 3

2.69m x 2.62m (8'10 x 8'7)

.

Shower Room

2.01m x 1.63m (6'7 x 5'4)

.

Garage

5.26m x 2.49m (17'3 x 8'2)

.

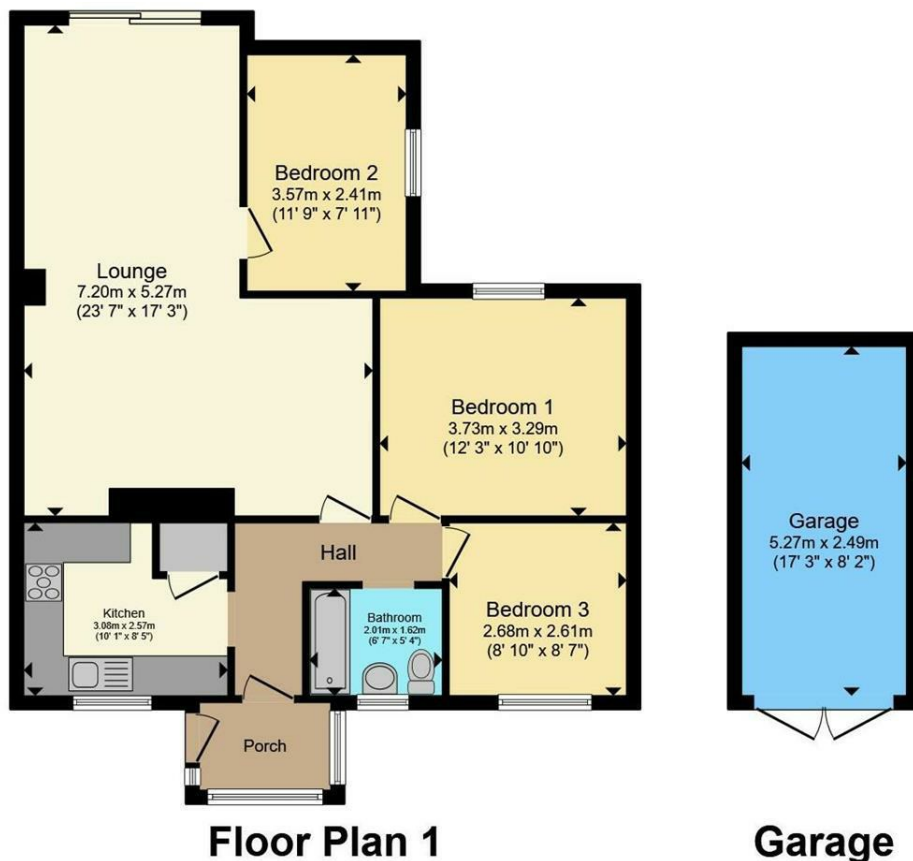
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FLOORPLAN:



Total floor area 93.2 m² (1,003 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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	(92-100) 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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