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## 16 Meadowside, Newquay TR7 2LJ

**£340,000**

AN IMPRESSIVE THREE BEDROOM LINK DETACHED FAMILY HOME PRESENTED TO A HIGH-END LUXURY STANDARD WITH A GORGEOUS EXTENSION, REPLACEMENT KITCHEN, ADDITIONAL SHOWER ROOM AND LOW MAINTENANCE RECENTLY LANDSCAPED GARDEN IN THE HIGHLY DESIRABLE MEADOWSIDE DEVELOPMENT.

**PROPERTY TYPE:** House - Link Detached

**RECEPTIONS: 1 / BEDROOMS: 3 / BATHROOMS: 2**

### FEATURES:

- THREE BEDROOM LINK DETACHED FAMILY HOME
- BEAUTIFULLY RENOVATED AND EXTENDED BY THE CURRENT OWNERS
- RE-WIRED AND RE-PLUMBED WITH NEW RADIATORS AND A NEW BOILER IN 2021
- FULLY LANDSCAPED, LOW MAINTENANCE GARDEN
- ADDITIONAL GROUND FLOOR SHOWER ROOM
- SOLID OAK DOORS THROUGHOUT
- PRESENTED TO AN IMPRESSIVE STANDARD INSIDE AND OUT
- BUILT IN 'HOME STUDY AREA' WITHIN THE LIVING ROOM
- GARAGE AND DRIVEWAY PARKING FOR FOUR CARS

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#### DESCRIPTION:

Welcome to Number Sixteen Meadowside - an ideal property for families located in one of the most beloved family communities in Newquay. Treloggan is well-known for its peaceful atmosphere, which makes it a perfect place to bring up children. This area provides the ideal blend of convenience and peace with many local facilities nearby and easy access to the town centre. Families are attracted to Treloggan because of its excellent facilities. Just a brief walk away, you can locate two grocery stores, the highly esteemed Bishops School, The Tavern Inn, and the charming Trenance Park. The park offers a boating lake, gardens, Waterworld, Newquay Zoo, and Concrete Waves, ensuring there are plenty of opportunities for family enjoyment and outdoor recreation.

This property has been reconfigured, extended and updated by our clients who have created the ultimate family home with a gorgeous living room, a luxury kitchen and a useful additional ground floor shower room.

A spacious and inviting hallway with a storage cupboard and stairs to the first floor guides you into this property. From the hallway, you will find the ground floor shower room which benefits from a shower cubicle, wc and wash basin with on-trend tiling. On the left, you will find the kitchen diner, a bright modern space with a vast range of white gloss units with an integrated double oven, dish washer and fridge freezer. There's ample space for a family size dining table with an opening into the living room encouraging connection yet still offering privacy. The lounge at the rear has been extended to offer plenty of space for the whole family to relax at the end of the day with a huge amount of natural light thanks to the triple velux windows. A cleverly designed 'work from home' area is hidden behind double doors offering storage as well. The lounge has an attractive feature electric fire and direct access to the garden which, in the summer, really is just an extension of the living space in the summer.

All three bedrooms can be found on the first floor, there's two at the front and one at the rear. The main bedroom has built in wardrobes and all three are presented to a superb standard throughout with high quality decor and floor coverings. Also, on the first floor you will find the fully tiled family bathroom which has a bath with a shower over, a wc and wash basin.

This property has gas central heating and upvc double glazing. The boiler was replaced in 2021 and is located in the garage. The improvements made to this property are extensive, it really is ready to move in to.

Externally, the garden has been beautifully landscaped and offers a neat area of astro turf and a patio. At the front, you will find driveway parking for up to four cars and access to the garage which has power.

In summary, properties of this standard are rare! The quality, space and location are exceptional!

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#### Hallway

5.31m x 1.88m (17'5 x 6'2)

#### Kitchen Diner

5.92m x 2.67m (19'5 x 8'9)

#### Lounge

4.65m x 3.56m (15'3 x 11'8)

#### Shower Room

2.54m x 0.81m (8'4 x 2'8)

#### Bedroom 1

3.73m x 2.57m (12'3 x 8'5)

#### Bedroom 2

2.97m x 2.64m (9'9 x 8'8)

#### Bedroom 3

2.74m x 1.98m (9'0 x 6'6)

#### Bathroom

1.88m x 1.88m (6'2 x 6'2)

#### Garage

5.21 x 2.89 (17'1" x 9'5")

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**FLOORPLAN:**



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 plus) 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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