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5 Pipers Court, Newquay TR8 5EH

£360,000

AN EXCEPTIONAL EXAMPLE OF AN EXTENDED FOUR BEDROOM FAMILY HOME WITH GENEROUS SUNNY GARDENS, A GARAGE AND PARKING LOCATED IN THE QUANT, CONVENIENTLY LOCATED VILLAGE OF MITCHELL OFFERING EASY ACCESS TO THE A30.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 3 / **BEDROOMS:** 4 / **BATHROOMS:** 3

FEATURES:

- FOUR BEDROOM FAMILY HOME
- GARAGE AND PARKING
- GENEROUS SUNNY GARDENS
- PRESENTED TO A SUPERB STANDARD
- EXTENDED ACCOMMODATION
- STUDY/PLAY ROOM
- NEW KITCHEN AND BATHROOMS IN THE LAST FEW YEARS
- CONVENIENTLY LOCATED WITH EASY ACCESS TO THE A30

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DESCRIPTION:

Welcome to Number Five Pipers Court, an exceptionally spacious and immaculately presented four bedroom family home with generous sunny gardens, parking and a garage. located in the mid-Cornwall village of Mitchell which is one of Cornwall's oldest villages and is conveniently positioned close to the A30 with easy access to both coasts and the larger towns of Truro, Newquay, Bodmin and St Austell. The Plume of Feathers pub is a 16th century pub that sits in the middle of the village offering hearty delicious food in family friendly surroundings. The nearest shop is in the nearby village of St Newlyn East where there is a Primary School. Children would naturally travel to Newquay for secondary education.

This property has been completely transformed by the current owners over the past few years. They have replaced the kitchen, both bathrooms, the flooring, internal and external doors and have landscaped the garden. It's presented to a flawless standard and ready to move into.

A bright and welcoming hallway with stairs to the first floor guides you into this property where you will find a cupboard and a useful WC. On the right, the dual aspect lounge is a brilliant family room with ample space for the whole family to relax at the end of the day. From the lounge, there's glazed doors to the dining room, a bright and social space, brilliant for entertaining with two sky lights and a wall of windows over looking the garden. Also on the ground floor, there's a useful study area that would also make a great play room.

The kitchen offers a generous range of contemporary grey gloss units with space for a Range style oven and an American fridge freezer, the dish washer and washing machine are integrated. Off from the kitchen, you will find a utility room with some useful additional cupboards and space for a tumble dryer. The whole ground floor works incredibly well for modern family life and encourages connection with plenty of options for everyone to have their own space yet with rooms large enough so the whole family can socialise.

All four bedrooms can be found on the first floor. The main bedroom features a gorgeous en suite shower room complete with a double shower, wash basin with storage and a WC. The second bedroom is a great size with two double built in cupboards. All four are carpeted and decorated to a superb standard. Off from the galleried landing, there's an airing cupboard housing the water tank. The family bathroom features gorgeous modern tiling with a 'P' Bath, with a shower over.

This property has propane gas heating and the windows are all upvc double glazed throughout.

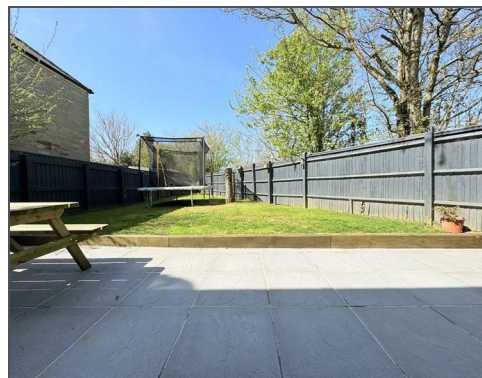
Externally, at the front, there's a single garage and parking for two cars. At the rear, the garden is loosely split into two parts, both beautifully landscaped, offering a good degree of privacy. The main part is laid to lawn and the smaller part has astro turf. There's plenty of mature trees and plants and a large patio area, perfect for BBQs!

In summary, this exceptional family home offers space, flexibility and a brilliant standard of accommodation, a perfect family home!

Hallway
2.95m x 2.77m (9'8 x 9'1)

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Lounge
6.25m x 3.20m (20'6 x 10'6)

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Study/Play Room
2.97m x 2.64m (9'9 x 8'8)

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Dining Room
5.28m x 3.48m (17'4 x 11'5)

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Kitchen
6.22m x 2.59m (20'5 x 8'6)

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Utility
2.21m x 2.18m (7'3 x 7'2)

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Bedroom 1
3.51m x 3.28m (11'6 x 10'9)

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En Suite
2.26m x 1.52m (7'5 x 5'0)

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Bedroom 2
3.48m x 2.79m (11'5 x 9'2)

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Bedroom 3
3.25m x 2.74m (10'8 x 9'0)

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Bedroom 4
3.61m x 2.67m (11'10 x 8'9)

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Bathroom
1.73m x 1.63m (5'8 x 5'4)

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Garage
4.93m x 2.51m (16'2 x 8'3)

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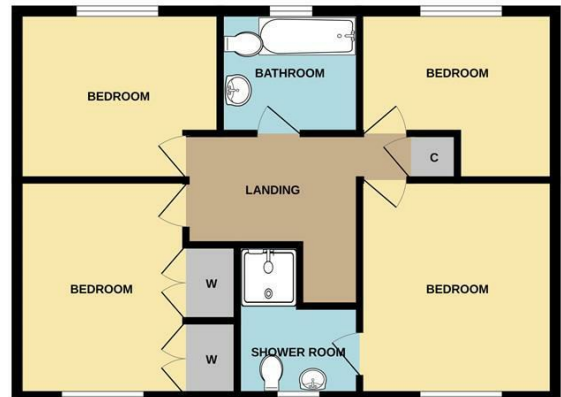


FLOORPLAN:

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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