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14 Hilgrove Road, Newquay TR7 2QZ

£535,000

AN IMPRESSIVE AND EXCEPTIONALLY VERSATILE FOUR/FIVE BEDROOM FAMILY HOME LOCATED ON ONE OF NEWQUAY'S MOST POPULAR AND FAMILY FRIENDLY STREETS WITH SCHOOLS, SHOPS, BEACHES, AND MANY SPORTING FACILITIES WITHIN A FEW MINUTES WALK.

PROPERTY TYPE: House - Detached

RECEPTIONS: 2 / **BEDROOMS:** 5 / **BATHROOMS:** 3

FEATURES:

- EXCEPTIONALLY SPACIOUS DETACHED FAMILY HOME
- VERSATILE ACCOMMODATION FEATURING THREE GROUND FLOOR BEDROOMS
- WELL ESTABLISHED WRAP-AROUND GARDENS
- LARGE GARAGE AND AMPLE PARKING
- PERFECTLY LOCATED FOR MODERN FAMILY LIFE

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DESCRIPTION:

Welcome to Number Fourteen Hilgrove Road!

Tucked away in a highly desirable spot, Hilgrove Road offers a perfect balance of tranquillity and convenience. Just a short walk from some of Newquay's most beautiful beaches, it's ideally located for enjoying the best of family coastal living.

Newquay is a vibrant town with a strong sense of community and a wide range of amenities. Families are especially drawn to the area thanks to its excellent choice of nurseries, primary, and secondary schools — all easily accessible from this location.

Residents of Hilgrove Road also benefit from being close to Trenance Park, the Heron Tennis Centre, the Boating Lake, and Newquay's lively town centre. With so much within walking distance, it's easy to see why this area is such a popular choice for families.

This well maintained and generously proportioned home has been lovingly cared for by its current owners, making it the perfect setting for family life. From the moment you step into the spacious and inviting hallway—with its warm solid wood flooring and staircase leading to the first floor—you'll feel the sense of space and comfort that flows throughout the property. Light-filled and airy, the home offers a fantastic layout ideal for larger families or those who simply enjoy room to breathe. The dual-aspect lounge is a fantastic size, featuring a cosy log burner and ample space for everyone to relax together. Double doors lead through to the dining room, allowing for an open-plan feel when entertaining, or a more intimate space when closed.

To the rear, the kitchen/breakfast room is fitted with a good range of wood-effect units, an integrated dishwasher, and a range-style electric oven. A rear hallway provides access to the garden and also leads to a useful shower room...perfect for those sandy toes and paws! There's also a WC, garden store, and access to the garage, where there is space and plumbing for a washing machine and tumble dryer.

The ground floor also features three double bedrooms, offering excellent flexibility for growing families or those in need of a dedicated home study or hobby room. A family bathroom with a bath and shower over completes the downstairs accommodation.

Upstairs, you'll find two further bedrooms, one benefiting from its own en suite bathroom. Both rooms feature Velux windows and built-in storage, making ideal spaces for older children or guests.

The property is heated via gas central heating, powered by a combination boiler located in the kitchen.

Externally, the home continues to impress. There is ample off-road parking for three vehicles in front of the garage, while the wraparound gardens are a green-fingered paradise—boasting a wood store, lush lawned areas, fruit trees, established plants, and several inviting spots to sit, relax, or entertain with ample space for children to run around and play.

Set in a sought-after location, this truly is a wonderful and rare family home offering space and versatility both inside and out.

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Lounge
5.89m x 4.14m (19'4 x 13'7)

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Dining Room
3.81m x 3.40m (12'6 x 11'2)

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Kitchen
4.32m x 3.86m (14'2 x 12'8)

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Study/Bedroom 6 Ground Floor
3.71m x 3.10m (12'2 x 10'2)

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Bedroom 3 Ground Floor
4.57m x 3.53m (15'0 x 11'7)

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Bedroom 5 Ground Floor
4.47m x 3.15m (14'8 x 10'4)

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Bedroom 1 First Floor
3.73m x 3.71m (12'3 x 12'2)

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Bedroom 2 First Floor
4.70m x 3.25m (15'5 x 10'8)

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Garage
6.32m x 4.80m (20'9 x 15'9)

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FLOORPLAN:

Hilgrove Road, Newquay, TR7

Approximate Area = 1899 sq ft / 176.4 sq m
 Limited Use Area(s) = 117 sq ft / 10.8 sq m
 Garage = 334 sq ft / 31 sq m
 Total = 2350 sq ft / 218.2 sq m
 For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Bradleys. REF: 1217865.

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		68	78
		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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