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22 Hawkens Way, St. Columb TR9 6SS

£385,000

A DECEPTIVELY SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME TUCKED AWAY IN A QUIET CUL DE SAC IN A SOUGHT-AFTER RESIDENTIAL LOCATION ON THE OUTSKIRTS OF ST COLUMB MAJOR NEAR NEWQUAY. THIS PROPERTY OFFERS AMPLE DRIVEWAY PARKING AND A NEAT, LOW MAINTENANCE REAR GARDEN.

PROPERTY TYPE: House - Detached

RECEPTIONS: 2 / **BEDROOMS:** 4 / **BATHROOMS:** 2

FEATURES:

- DECEPTIVELY SPACIOUS DETACHED FOUR BEDROOM FAMILY HOME
- QUIET TUCKED AWAY CUL DE SAC LOCATION
- AMPLE DRIVEWAY PARKING
- NEAT, LOW MAINTENANCE REAR GARDEN
- MAIN BEDROOM EN SUITE
- LOG BURNER IN THE LOUNGE
- UTILITY ROOM
- JUST A SHORT DRIVE TO NEWQUAY
- AIR SOURCE HEAT PUMP

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DESCRIPTION:

Welcome to 22 Hawken Way, a spacious and well-presented four-bedroom detached family home, quietly positioned within a desirable cul-de-sac on a popular residential development. Offering generous and versatile accommodation throughout, the property is ideally suited to modern family living, complemented by driveway parking and attractive, low-maintenance gardens to both the front and rear.

St. Columb Major offers a delightful array of amenities, from a convenient Co-op and local butchers to charming cafes and traditional pubs. With a primary school within walking distance and doctor's surgery nearby, this community is perfect for families. For secondary education, children can attend Newquay Treviglas or Tretherras schools. Just a short drive away lies the highly coveted coastal town of Newquay, recently hailed as one of the UK's most desirable places to live. With its stunning sandy beaches, renowned surf spots, and family-friendly rock pools, Newquay promises endless adventures by the sea. Whether you enjoy paddle boarding in calm waters or soaking up the sun on the shore, this vibrant town has something for everyone. Closer still are the popular beaches of Watergate Bay and Mawgan Porth, offering even more opportunities to embrace the coastal lifestyle. Imagine coming home to this idyllic retreat, where the beauty of Cornwall surrounds you and the promise of a relaxed, seaside existence awaits.

Upon entering the home, you are greeted by a bright and welcoming entrance hall which provides access to all principal ground-floor rooms. The lounge is located at the front of the property and offers a comfortable and inviting living space, centred around a charming wood-burning stove which creates a warm focal point. A large window overlooking the front garden allows natural light to flood the room, enhancing the sense of space.

To the rear of the property is a well-appointed kitchen, fitted with a wide range of wall and base units and equipped with a double oven, electric hob, integrated dishwasher and space for a fridge. The kitchen flows seamlessly into a practical utility room, which offers plumbing for a washing machine, space for a tall fridge freezer and direct access to the rear garden.

The dining room also enjoys a pleasant rear aspect with views over the garden and direct access outside, creating an ideal setting for entertaining or family meals, particularly during the warmer months when the garden becomes a natural extension of the living space. Completing the ground floor is a useful cloakroom, an understairs storage cupboard and a thoughtfully converted garage. This additional room offers excellent flexibility and could serve as a fourth bedroom, home office, study or additional reception room depending on individual requirements.

The first floor provides three well-proportioned double bedrooms, each benefitting from built-in storage. The main bedroom also features the added convenience of an en-suite shower room. The family bathroom is partially tiled and fitted with a white suite comprising a bath with electric shower over, WC and wash basin.

Externally, the front of the property features a neatly maintained lawned garden which enhances the home's kerb appeal, along with driveway parking for two vehicles. The rear garden has been designed for ease of maintenance and includes two raised decked seating areas ideal for outdoor dining and relaxation, a lawned section, planted borders and a storage shed. A wide side access leads to the front of the property and provides a practical area for bin storage.

In summary, this is a fantastic family home offering spacious, adaptable accommodation in a peaceful and well-regarded location.

Porch
2.03m x 1.32m (6'8 x 4'4)

Hallway
4.34m x 1.68m (14'3 x 5'6)

Cloakroom
1.83m x 0.74m (6'0 x 2'5)

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Kitchen
4.17m x 2.51m (13'8 x 8'3)

Utility
2.64m x 2.13m (8'8 x 7'0)

Dining Room
4.11m x 2.90m (13'6 x 9'6)

Lounge
4.17m x 3.38m (13'8 x 11'1)

Bedroom 4/Study
5.64m x 2.54m (18'6 x 8'4)

Bedroom 1
3.38m x 3.35m (11'1 x 11'0)

En Suite
1.63m x 1.57m (5'4 x 5'2)

Bedroom 2
3.48m x 2.92m (11'5 x 9'7)

Bedroom 3
4.17m x 2.57m (13'8 x 8'5)

Bathroom
2.46m x 2.31m (8'1 x 7'7)

Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

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All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

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FLOORPLAN:

GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.



1ST FLOOR
595 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1400 sq.ft. (130.1 sq.m.) approx.

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		
76	76	

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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