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20 Princess Park, TR9 6PB

£260,000

AN EXTENDED FOUR BEDROOM FAMILY HOME WITH A TANDEM DOUBLE GARAGE AND A SOUTHERLY FACING GARDEN LOCATED IN A QUIET CUL DE SAC WITHIN THE CONVENIENTLY LOCATED VILLAGE OF INDIAN QUEENS, OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / **BEDROOMS:** 4 / **BATHROOMS:** 1

FEATURES:

- FOUR BEDROOM FAMILY HOME
- TUCKED AWAY IN A QUIET CUL DE SAC
- DOUBLE TANDEM GARAGE
- DRIVEWAY PARKING
- NO ONWARD CHAIN
- SOUTHERLY FACING GARDEN
- SPACIOUS ACCOMMODATION
- FLOOR PLAN TO FOLLOW

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DESCRIPTION:

Welcome to Number Twenty Princess Parc an extended four bedroom family home located in a tucked away cul de sac within the mid county village of Indian Queens which offers a good range of day to day amenities including a convenience store, a garage, a Primary School and the locally famous 'Port and Starboard' fish and chip shop!

The neighbouring villages of Fraddon and St Columb Road are within a mile or so and the A30 is approximately a 5 minute drive making a commute to Truro, Newquay, Bodmin or St Austell very accessible. The Kingsley Village shopping park offering a Marks and Spencer, Next, Starbucks and many more high street stores is just a few minutes drive away and the beautiful beaches of Newquay are about 7 miles away where you will find a vibrant array of shops, bars and cafes along with two secondary schools.

This property has been well looked after by the current owners and offers well proportioned accommodation ideal for families with the added luxury of a tandem double garage and a southerly facing garden.

An entrance porch with a useful cupboard guides you in to the kitchen diner which has a window to the front and offers a basic range of units with space for a cooker, washing machine and fridge freezer. There's ample space for a family size dining table. At the rear with a door giving access to the rear garden the lounge is a great size family room with stairs to the first floor. There's plenty of room for the whole family to relax at the end of the day with lots of space and natural light on offer.

All four bedrooms can be found on the first floor, there's two at the front and two at the rear. The largest of the four, built over the garage is a generous size with a dressing room to the rear with a velux window. The other three are neat and well presented, two with built in storage. Off from the landing, you will find access to the loft which is boarded and has a loft ladder. There's an airing cupboard housing the water tank and the family bathroom is very well presented with a bath and electric shower over.

This property has a mixture of night storage and electric panel heaters. The windows are all upvc double glazed.

Externally, there's driveway parking at the front with access to the garage and at the rear, the garden is southerly facing and a real sun trap... it's laid mainly to lawn with a high fence offering a good degree of privacy. There's access from the garden to the tandem double garage which has light and power.

In summary, this property offers plenty of space for a growing family with proper parking, a double garage and a southerly facing garden...offered with no onward chain.

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Porch
1.42m x 1.12m (4'8 x 3'8)

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Kitchen Diner
4.88m x 3.18m (16'0 x 10'5)

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Lounge
4.72m x 3.84m (15'6 x 12'7)

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Bedroom 1
5.11m x 2.54m (16'9 x 8'4)

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Dressing Room
2.79m x 2.51m (9'2 x 8'3)

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Bedroom 2
3.53m x 2.54m (11'7 x 8'4)

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Bedroom 3
3.53m x 1.93m (11'7 x 6'4)

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Bedroom 4
2.49m x 2.03m (8'2 x 6'8)

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Bathroom
2.03m x 2.03m (6'8 x 6'8)

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Garage
9.83m x 2.59m (32'3 x 8'6)

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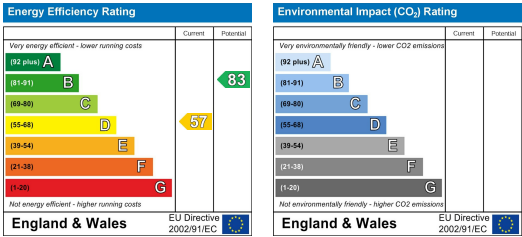
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FLOORPLAN:



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