

## 6 St. Aubyn Crescent, Newquay, TR7 2RQ



**HIGHLY POPULAR LOCATION | LARGE DRIVEWAY | 3 bedroom dormer bungalow located on a highly popular residential crescent with a large driveway, rear garden enjoying the afternoon and evening sun and a large garden room.**

- Brick paved driveway easily accommodating 6 or more cars
- Large open plan kitchen/diner opening to the conservatory
- Family bathroom with 2 en-suites
- Large garden room ideal as a home gym, office or clubhouse
- Decked seating area with lawn to the rear of the garage
- Lots of potential for further accommodation to the first floor.

**Price £550,000 Freehold**

St Aubyn Crescent is a highly desirable residential crescent just 5 minutes walk from Chester Road and 10 minutes walk to Newquay Town Centre. The area is close to Tretherras secondary school and has the popular Newquay Orchard and Newquay Sports Centre right on the doorstep. The area has become a very popular residential suburb of Newquay with families and retirees benefitting from all of the surrounding leisure facilities, shops and cafe's on the doorstep.

From the street, a large brick paved driveway gives access to the front entrance vestibule. The ground floor entrance porch opens up into the hallway and provides access to all the ground floor accommodation. A large feature of the property is the open plan kitchen/diner which flows into the conservatory. The kitchen has a large range of grey gloss kitchen units with all expected appliances integrated. This flows through to the dining area and further to the conservatory. It really is a great family room.

There is also a separate lounge on the ground floor which thanks to the size of the kitchen/diner, could easily be used as a 4th bedroom. There are 2 double bedrooms on the ground floor, one with an en-suite and both with ample room for wardrobes. The family bathroom has modern floor to ceiling tiles throughout with a large shower cubicle and full length bath. To the side is covered access which leads to the rear garden and garage. The garage is split into two rooms with a utility to the front and secure storage to the rear.

To the first floor is a bedroom with en-suite and dressing room to one side, with the attic to the other. There is lots of potential to make further accommodation in the attic room or dormer across the rear of the bungalow for more bedrooms.


Outside to the rear there is a large 177sq ft garden room with additional storage to the side. It's perfect for a home gym, office or a place to get away from the house! This provides additional garden storage to one side and a covered seating area to the other.

There is a large decked area immediately outside the property with a level lawn towards the rear of the garage where you can also find an additional storage shed.

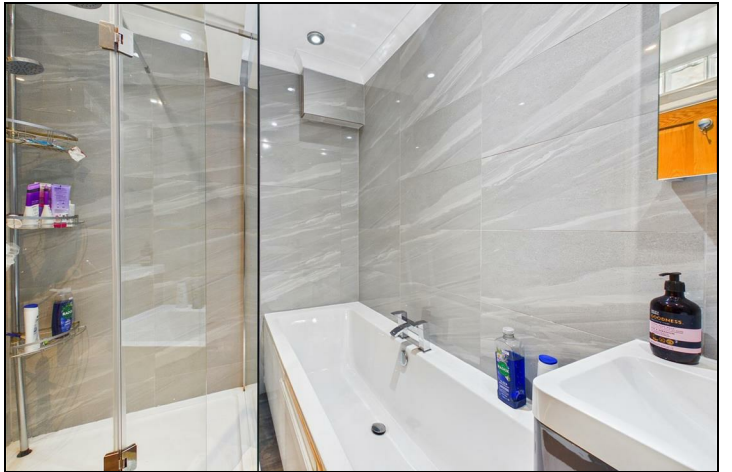
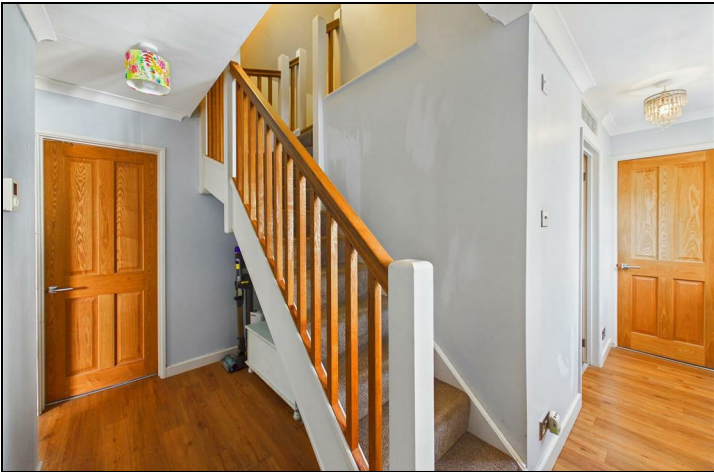
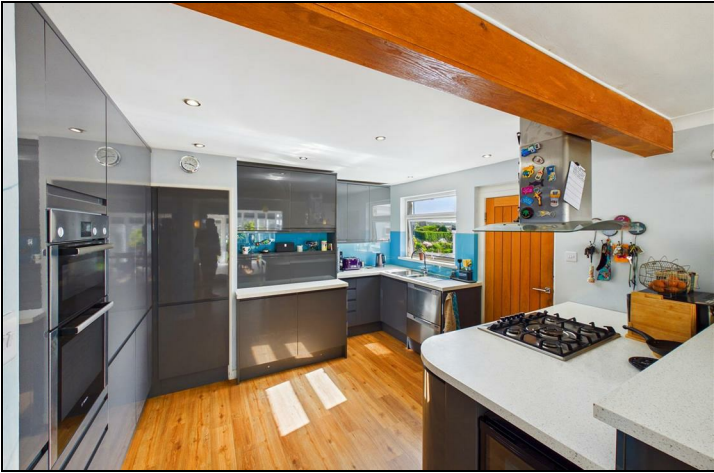
**TENURE**  
Freehold

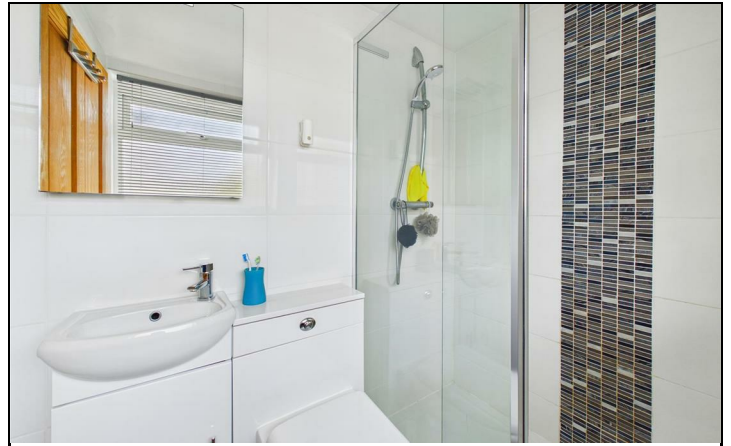
**SERVICES**  
All Mains

**COUNCIL TAX**  
Band D

| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            | 66  | 73        |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |







**Approximate total area<sup>(1)</sup>**  
 172.1 m<sup>2</sup>  
 1853 ft<sup>2</sup>

**Reduced headroom**  
 10 m<sup>2</sup>  
 108 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360