

2 Kingsley Meade, Newquay, TR8 4PY



DETACHED SPACIOUS 4 BEDROOM FAMILY HOME ON KINGSLEY MEADE WITH AN INTEGRAL GARAGE, DRIVEWAY PARKING AND AN ENCLOSED GARDEN.

- 4 Double Bedrooms (Master En-Suite)
- Downstairs WC and Utility Room
- Driveway parking for 2/3 cars
- Lounge and separate Dining Room
- Gas C/H and Double Glazing
- Popular residential cul-de-sac
- Integral Single Garage
- Enclosed Rear Garden
- Convenient for Schools and Newquay Town

Price £450,000 Freehold

This lovely family home sits on the ever-popular Kingsley Meade estate, a short walk from local schools and Newquay Town connected by Wildflower Lane. This detached spacious property has a fronting lounge with a separate dining room to the rear that then leads into the kitchen. A useful utility room links the kitchen directly to the integral single garage. The main entrance hallway leads past a downstairs WC and up the stairs to a central landing providing access to all 4 double bedrooms (master en-suite) and the family bathroom. 3 of the 4 bedrooms come with fitted wardrobes.

Externally, the property has wide private driveway parking and an enclosed level rear garden with a full width paved patio area.


SOLAR PANELS

The property has an owned 4KW solar system which provides cheaper electricity throughout the day with a FIT payment of £975 for the year of 2025.

TENURE
FREEHOLD

SERVICES
ALL MAINS

COUNCIL TAX
Band E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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 	







Floor 0



Floor 1



Approximate total area⁽¹⁾
122.7 m²
1321 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

Start & co

THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk