

9 Shackleton Drive, Newquay, Cornwall TR7 3PE



DETACHED 4 BEDROOM FAMILY HOME ON SHACKLETON DRIVE IN EXCELLENT CONDITION WITH A DELIGHTFUL SUNNY LANDSCAPED TERRACED REAR GARDEN AND PATIO

- 4 Bedrooms (1 en-suite) – 1140 sqft
- Double glazing and gas central heating
- Popular convenient location close to town and schools
- Rear aspect lounge with doors to garden
- Lounge, dining room and re-fitted kitchen
- Split integral garage with internal access
- Driveway parking for 2/3 vehicles
- Recent kitchen and bathroom fittings
- Delightful landscaped South Facing Garden
- Downstairs wc


Price £450,000 Freehold

This spacious 4 bedroom family home is situated on this popular residential estate close to Tretherras School and with pedestrian access through to Dukes Way onto the town. The property is presented in excellent condition with recent fittings and decorative finishes. The hallway provides access to the downstairs wc, the refurbished kitchen and the rear full width Lounge and dining room, opening onto the garden. On the first floor, there are four bedroom and 2 bathrooms (one master en-suite). The driveway to the front of the property has been extended to accommodate 2/3 vehicles and the integral garage has been partly split as an outside store and an internally accessed store/utility. A feature of this lovely family home is the South facing landscaped rear terraced garden with a full width lower level paved patio area and timber sleeper retaining walls and steps up to various mature planted garden levels.

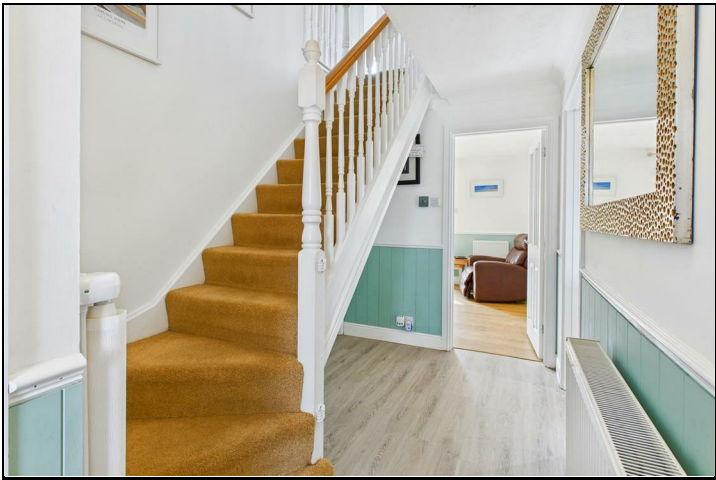
TENURE
Freehold

SERVICES
All mains

COUNCIL TAX
Band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	73	
(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⁾

105.9 m²

1142 ft²

Reduced headroom

0.9 m²

10 ft²

(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.

GIRAFFE360

Start & co

THE NEWQUAY ESTATE AGENT
www.starts.co.uk

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