

3 Wheatfield Crescent, Newquay, TR7 2JG



LARGE EXTENDED DINING/SUN ROOM | NO ONWARD CHAIN | 3 double bedroom house in a popular residential area in great condition throughout with a large sun room extension, sunny enclosed rear garden and driveway for 2 cars.

- Popular residential location close to schools and shops
- Large sunny enclosed rear garden with side access
- Gas central heating and uPVC double glazing throughout
- 3 double bedrooms with downstairs office/games room
- Large Sun Room extension opening onto the rear garden
- Driveway parking for 2 with the potential for an additional space

Price £359,950 Freehold

Wheatfield Crescent is located in the Treloggan area of Newquay Town, which is extremely popular for families thanks to its proximity to Newquay Water World, Concrete Waves, local schools and multiple shops. Regarded as one of the quieter residential areas of Treloggan, the property has the benefit of peaceful surroundings whilst having the majority of the towns leisure facilities on the doorstep.

From the front a driveway and lawned front garden gives access to a glaze entrance vestibule and further into the entrance hallway. The hallway houses the stairwell providing access to the first floor as well as the kitchen and lounge. The lounge runs front to back the length of the original house and has a large front aspect window unit, as well as a sliding door unit to the large extended sun/dining room.

Running the full length of the rear the room provides a great space for entertaining with mains central heating brought in, an insulated roof fitted and an opening into the original kitchen. The kitchen has a range of shaker style kitchen units under a solid block worktop and enters further into a downstairs WC and converted garage. The garage has been split to make a utility and separate store/office. It has great potential to create a 4th bedroom with a full downstairs bathroom.

To the first floor are 3 double bedrooms all with ample space for wardrobes and a family bathroom. The

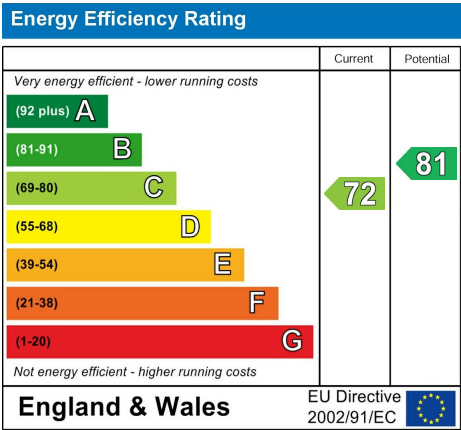
bathroom is floor to ceiling tiled with a full length panel bath with shower over, pedestal basin and low level WC. It also has the gas boiler for the central heating and electric immersion providing the hot water throughout.

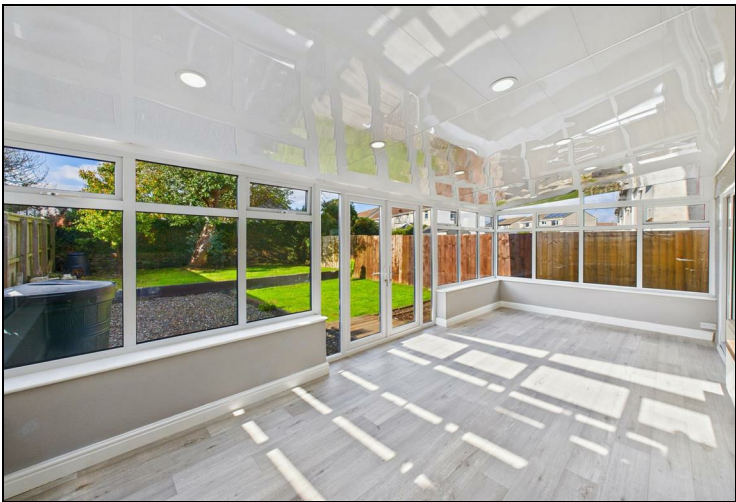
The rear garden is another feature of the house with a 2 level lawn and mature hedge to the rear with a stunning eucalyptus tree and pear tree towards the rear. There is access down the side of the property to the front lawn which could be used as additional parking. There is also a handy bin store at the front of the original garage.

TENURE
Freehold

COUNCIL TAX
Band C

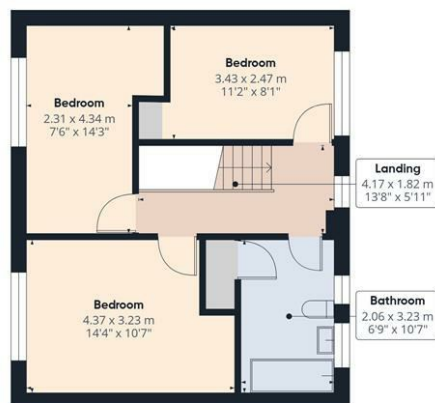
SERVICES
All Mains







Floor 0



Floor 1



Approximate total area⁽¹⁾

123.6 m²
1331 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