

NEWQUAY PROPERTY CENTRE



A STUNNING DETACHED BUNGALOW THAT HAS BEEN EXTENSIVELY REMODELLED RECENTLY TO CREATE A WOW FACTOR CONTEMPORARY OPEN PLAN HOME. THREE GOOD SIZE BEDROOMS, MESMERSING SOUTH FACING ESTUARY VIEWS, DETACHED GARDEN ROOM AND GARAGE.



9 Chyverton Close, Newquay, TR7 2AR

£429,950
Freehold

our ref: CNN9811

01637 875161

IN BRIEF...

- Type: Bungalow
- Style: Detached
- Age: Modern
- Bedrooms: 3
- Reception rooms: 1
- Bathrooms: 1
- EPC: C
- Council tax band: D
- ALL MAINS SERVICES
- SOUTH-FACING ESTUARY VIEWS
- OPEN-PLAN CONTEMPORARY LIVING
- THREE SPACIOUS BEDROOMS
- STUNNING REMODELED BATHROOM AND KITCHEN/DINER
- NATURAL OAK FLOORING AND LOG BURNER
- QUALITY INTEGRATED KITCHEN APPLIANCES
- DETACHED GARDEN ROOM, IDEAL FOR HOME WORKING
- QUIET SUBURBAN LOCATION, YET CLOSE TO TOWN
- GARAGE AND AMPLE STREET PARKING



OWNERSAYS...

"We're keen walkers, especially with our dog, this location is perfect for getting out in and amongst nature, where you can take in scenic walks within minutes from the front door and across to the estuary."



CONSIDER THIS...

WHAT WE LOVE: In our opinion and at this price point 9 Chyverton Close stands as one of the finest refurbished bungalows in Newquay, combining breathtaking views, contemporary design, and meticulous attention to detail. Don't miss the opportunity to make this your dream home.

MOREDETAIL...

SUMMARY: Introducing 9 Chyverton Close, a stunning refurbished detached bungalow that redefines modern living. Perched on an elevated position, this south-facing gem offers breathtaking views of the estuary. Meticulously remodelled in recent years, it showcases three bedrooms and an impressive open-plan contemporary design.

As you step inside, a welcoming porch leads to a spacious hallway, setting the tone for the home's thoughtful layout. The pièce de résistance is the expansive open-plan lounge, dining area, and kitchen—an absolute dream space. Despite its open design, it cleverly delineates distinct areas. The living room at the front is bathed in natural light from large south-facing windows, offering mesmerizing views. Engineered natural oak flooring and a cosy log burner create an inviting ambiance.

Moving to the rear, the kitchen and dining area is equally spectacular, illuminated by contemporary bi-fold doors that seamlessly connect to the garden. The kitchen boasts light grey units with a contrasting navy island, all elegantly complemented by marble-style work surfaces. High-quality integrated appliances, including a single oven, micro/combi oven, induction hob, canopy extractor, dishwasher, washing machine, and fridge/freezer, offer modern convenience. The island also doubles as a stylish breakfast bar, leaving ample space for a freestanding dining table.

This bungalow comprises three generously sized bedrooms, with two enjoying enchanting estuary views. The bathroom mirrors the kitchen's elegance, featuring a white four-piece suite, tasteful tiling, and a contemporary finish. Additional comforts include gas-fired central heating, UPVC double glazing, and tasteful neutral decor throughout.

Outside, a front garage and unrestricted street parking ensure practicality. The property offers access on both sides, the rear garden features a patio, sloped bank leading to a sunlit top lawn, and a coveted detached garden room—perfect for a home office or outdoor bar. The top-level vantage point also provides captivating estuary vistas.



THELOCATION...

LOCATION: Discover Chyverton Close, a coveted locale on Newquay's southern side with mesmerizing vistas of the majestic Gannel Estuary. This peaceful suburb boasts serenity and isolation from through-traffic, offering a safe haven for families, retirees, and anyone seeking tranquillity.

Despite its tranquil ambiance, Chyverton Close doesn't compromise on convenience. Town amenities are a short drive away, ensuring you have everything you need within reach. Moreover, this location is a beach lover's dream, with famous beaches like Fistral Beach, Crantock Beach, and Towan Beach nearby for endless coastal enjoyment.

Chyverton Close isn't just a haven; it's also an investment opportunity. High demand for quality accommodations in the area makes it an attractive option for holiday home buyers and investors. In summary, Chyverton Close offers an ideal blend of natural beauty, quiet suburban living, accessibility to amenities, and investment potential, making it the perfect choice for a variety of buyers.



THE FLOORPLAN...



Measurements are approximate. Not to scale. Illustrative purposes only.
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THE DIMENSIONS...

Hall
14' 3" x 4' 4" (4.34m x 1.32m)

Porch
5' 9" x 3' 6" (1.75m x 1.07m)

Open plan Lounge/Diner/Kitchen
23' 4" x 15' 0" (7.11m x 4.57m)

Bedroom 1
14' 4" x 9' 11" (4.37m x 3.02m)

Bedroom 2
11' 10" x 8' 7" (3.60m x 2.61m)

Bedroom 3
11' 3" x 6' 3" (3.43m x 1.90m)

Bathroom
9' 1" x 5' 7" (2.77m x 1.70m)

Garage

Garden Room
15' 10" x 7' 10" (4.82m x 2.39m) Max

MORE INFO...

call: 01637 875 161
email: info@newquaypropertycentre.co.uk
web: www.newquaypropertycentre.co.uk

Referrals: we can recommend local conveyancing solicitors (Coodes, Charles French & Co, Nalders) and local financial advisers (Newquay Mortgage & Pensions, Karrek Financial Planners) to sellers and buyers, who are free to make their own choices of who they use. If a recommendation is accepted we will receive £25 for financial services and £150 +VAT for conveyancing on completion for recommending them. Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.