



26 Trerice Drive, Newquay, Cornwall, TR7 2RL

A SPACIOUS, DETACHED BUNGALOW IN ONE OF NEWQUAY'S MOST DESIRABLE SUBURBAN AREAS. THREE DOUBLE BEDROOMS, LOVELY SIZE LOUNGE/DINER, TWO CONSERVATORIES, INTEGRAL GARAGE, PARKING AND ENCLOSED GARDENS ENJOYING DISTANCE VIEWS OVER THE SPORTS CENTRE FIELDS. VACANT, READY TO "MAKE YOUR MARK," NO CHAIN

£339,950
Freehold

our ref: CNN9993

KEY FEATURES



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Energy rating (EPC) TBC

Council tax band: **D**

- SOUGHT-AFTER TRETHERRAS LOCATION
- VACANT POSSESSION, NO ONWARD CHAIN
- TWO CONSERVATORIES
- GENEROUS SIZE ENCLOSED PLOT
- OPEN VIEWS, POTENTIAL TO EXTEND
- GAS CENTRAL HEATING, UPVC DOUBLE GLAZING
- SPACIOUS LOUNGE/DINER, DUAL ASPECT WINDOWS
- INTEGRAL GARAGE, DRIVEWAY PARKING
- THREE DOUBLE BEDROOMS, FITTED WARDROBES
- PRIVATE GARDENS, SUN TRAP PATIO, SUMMER HOUSE

SUMMARY

Nestled in the sought-after Newquay suburban area of Tretherras, 26 Trerice Drive presents a unique opportunity for those seeking tranquillity and community in a desirable setting. This locale is a perennial favourite among both retirees and families, offering a slightly quieter ambiance outside the town centre, yet maintaining a convenient connection through pleasant walks and short car journeys.

Families are drawn to the area for its proximity to the highly regarded Tretherras Secondary School, placing them comfortably within its catchment area. For retirees, the charm lies in the peaceful atmosphere, providing a respite from the hustle and bustle of urban life while still enjoying easy access to various amenities.

Within close proximity, residents can indulge in recreational activities at Trenance Park, explore the beautiful gardens and boating lake, or relax on the sandy shores of Porth Beach. Whether by car or on foot, these attractions are easily accessible, enhancing the overall appeal of this location.



Number 26 Trerice Drive is a fully detached three-bedroom bungalow, boasting a generous size enclosed plot with delightful gardens and open views. The property is offered with vacant possession and no onward chain, making it an enticing prospect for prospective buyers.

The bungalow's charm is enhanced by the addition of two conservatories, one at the front and another at the rear, providing extra living space and a seamless connection with the outdoors. With driveway parking and an integral garage featuring an electric action door, convenience and practicality are at the forefront of this home's design.

While the property requires general decorative updating, it has been well-loved and cared for. Modern updates, including gas-fired central heating and UPVC double glazing, contribute to the overall comfort and efficiency of the home.

The front conservatory serves as the main entrance, bathing the space in natural light and offering a sunny spot to unwind. The spacious lounge/diner features dual aspect windows, including patio doors leading to the rear conservatory, providing a connection to the well-maintained gardens. The kitchen, adjacent to the dining area, presents an opportunity for an open-plan layout. Fitted units offer ample storage, and a side door leads to a lean-to utility room with additional space for appliances.

The integral garage, equipped with an electric action door and main power, adds practicality to the property. All three double bedrooms come complete with fitted wardrobes, with the front-facing bedroom featuring patio doors. The bathroom and WC, though separate, provide the potential for combination. The bath has been replaced with a shower suite.

The garden on both the front and rear is enclosed by secure high walls and fencing for a lovely degree of privacy, making both spaces highly usable as the sun travels over the property. The front has a sunken sun trap patio, and the rear has a mixture of lawn, patio, greenhouse, potting shed, and superb cabin-style summer house.

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ADDITIONAL INFO

Utilities: All Mains Services

Broadband: Available. For Type and Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: Driveway & Garage

Heating and hot water: Gas Central Heating for both

Accessibility: Level with gently sloping drive

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

First Conservatory
12' 11" x 7' 6" (3.93m x 2.28m)

Lounge/Diner
23' 2" x 12' 0" (7.06m x 3.65m)

Rear Conservatory
12' 5" x 9' 6" (3.78m x 2.89m)

Kitchen
11' 10" x 8' 0" (3.60m x 2.44m)

Utility
26' 8" x 4' 7" (8.12m x 1.40m) Max Measurements

Garage
19' 11" x 9' 11" (6.07m x 3.02m) Max Measurements (narrowing to 8'2)

Inner Hall

Shower Room
5' 9" x 5' 5" (1.75m x 1.65m)

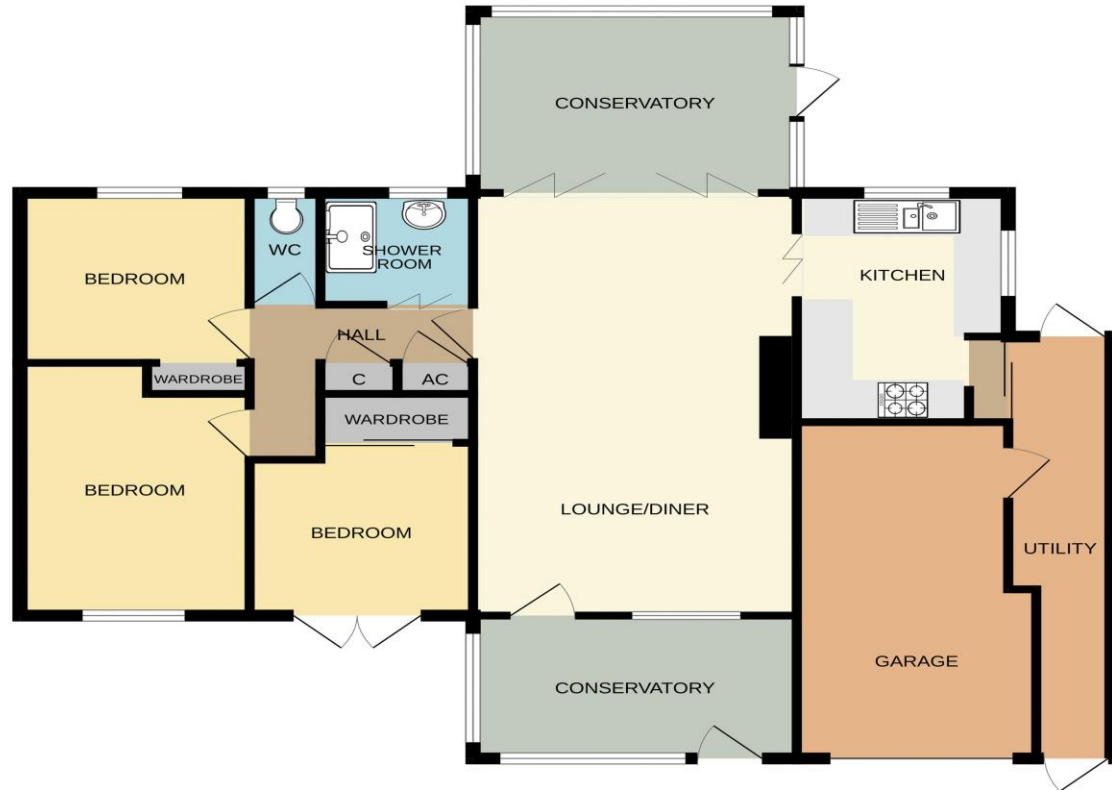
WC
5' 5" x 2' 9" (1.65m x 0.84m)

Bedroom 1
12' 9" x 8' 11" (3.88m x 2.72m)
plus wardrobes

Bedroom 2
12' 8" x 8' 11" (3.86m x 2.72m)
Max Measurements into
Wardrobes

Bedroom 3
8' 10" x 8' 7" (2.69m x 2.61m)

GROUND FLOOR



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