



## 31 Veor Road, Newquay, Cornwall, TR7 3BX

A FANTASTIC DETACHED DORMER BUNGALOW ON THE MUCH SOUGHT AFTER VEOR ROAD IN PORTH. EXPERTLY EXTENDED WITH LARGE OPEN FLOWING LIVING SPACES, 3 DOUBLE BEDROOMS, SUN KISSED GARDENS, GARAGE, CARPORT AND PARKING, ALL JUST A SHORT STROLL AWAY FROM THE BEACH – NO CHAIN.

Guide Price £575,000  
Freehold

our ref: CNN5913

## KEY FEATURES



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- STUNNING DETACHED & EXTENDED FAMILY HOME
- LARGE 3 DOUBLE BEDROOM DORMER BUNGALOW
- LOVELY SEA VIEWS
- WOW FACTOR OPEN PLAN LIVING SPACES
- PRIME NEWQUAY LOCATION
- CLOSE TO BEACHES AND SCHOOLS
- LUXURIOUS FINISHES THROUGHOUT
- PRIVATE ENCLOSED GARDEN
- DRIVEWAY PARKING AND GARAGE
- NO ONWARD CHAIN



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Energy rating (EPC) **C**  
Non Domestic Rates

## SUMMARY

Nestled in a coveted enclave of Newquay, this exquisite three-bedroom abode offers an unparalleled lifestyle. Situated on Veor Road, just off Henvor Road near Porth and Lusty Glaze, the home provides easy access to all essentials. A mere mile stroll along the picturesque coastline leads to the vibrant town centre, where a myriad of activities awaits, from thrilling water sports to leisurely cliff-side strolls and culinary delights.

Family convenience is key, with esteemed educational institutions Tretherras, Treviglas and St Columb Minor Academy all within walking distance. Porth Beach, a local favourite, boasts a sheltered haven embraced by rugged headlands, with Porth Island offering breathtaking panoramas of Newquay and beyond.

Meticulously enhanced and expanded by its owners, this home exudes warmth and functionality, catering effortlessly to modern



family living. A luminous hallway leads to the spacious lounge, offering glimpses of the sea, perfect for cozy family gatherings.

Crafted with family unity in mind, the extended Kitchen/Diner/Snug forms the heart of the home. Featuring a sleek white gloss kitchen with integrated appliances and an expansive island, this area seamlessly connects to the outdoors, blurring the lines between indoor and outdoor living. Practical yet elegant, high-quality LVT flooring graces most of the ground floor, ensuring durability without compromising on style.

Completing the ground floor is a utility room and a tiled shower room, ideal for post-beach rinses, along with a double bedroom boasting ample storage. Upstairs, two additional double bedrooms offer captivating sea views, complemented by generous storage and plush carpets. A fully tiled bathroom and ample storage complete the upper level.

Creature comforts abound, with gas central heating and UPVC double glazing throughout. Outside, a driveway and garage provide parking for multiple vehicles,



while the enchanting garden beckons with its lush lawn and sun-kissed patio—a sanctuary for outdoor gatherings and relaxation.

In essence, this property epitomizes family-friendly living in a secluded yet accessible locale, presenting a rare opportunity to embrace coastal living in style.

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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, Carport & Garage

Heating and hot water: Gas Central Heating for both.

Accessibility: Gently sloped to entrance with short flight of steps

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Porch

## Hallway

10' 3" x 7' 8" (3.12m x 2.34m)

## Bedroom 3

10' 2" x 10' 8" (3.10m x 3.25m)

## Lounge

14' 6" x 14' 0" (4.42m x 4.26m)

## Kitchen Diner Snug

24' 3" x 20' 9" (7.39m x 6.32m)

## Utility room

8' 0" x 5' 5" (2.44m x 1.65m)

## Shower Room

0' 0" x 0' 0" (0.00m x 0.00m)

## First Floor

## Bedroom 1

14' 4" x 11' 8" (4.37m x 3.55m)

## Bedroom 2

12' 5" x 11' 9" (3.78m x 3.58m)

## Bathroom

7' 5" x 5' 9" (2.26m x 1.75m)

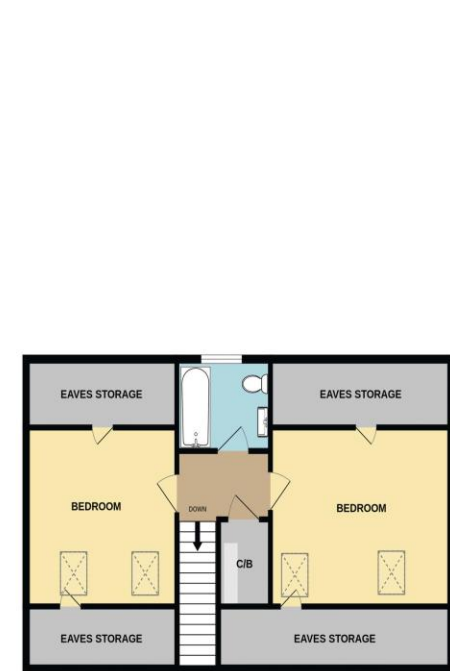
## Garage

20' 9" x 9' 8" (6.32m x 2.94m)

GROUND FLOOR



1ST FLOOR



## LIKE TO KNOW MORE?

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