



22 Whitegate Road, Newquay, Cornwall, TR7 2RF

A LOVELY DETACHED BUNGALOW IN ONE OF NEWQUAY'S MOST DESIRABLE RESIDENTIAL AREAS, CLOSE TO DAILY SHOPS. SOUGHT AFTER CORNER PLOT WITH WRAP AROUND GARDENS, THREE BEDROOMS, DETACHED GARAGE AND SPACIOUS GATED DRIVEWAY.

£440,000
Freehold

our ref: CNN6544

KEY FEATURES



3

- DETACHED BUNGALOW IN HIGHLY SOUGHT AFTER AREA
- CLOSE TO DAILY SHOPS AT CHESTER ROAD
- QUIET SUBURBAN LOCATION NOT TOO FAR FROM TOWN
- SHORT WALK TO TRENANCE PARK AND GARDENS
- 21FT OPEN PLAN LOUNGE/DINER, FULL OF LIGHT
- THREE GOOD SIZE BEDROOMS
- DESIRABLE CORNER PLOT WITH LUSH GARDENS
- LARGE GATED DRIVEWAY AND DETACHED GARAGE
- RECENTLY UPGRADED WET ROOM STYLE SHOWER SUITE
- UPVC DG & GCH THROUGHOUT



1



1

Energy rating (EPC) **D**

Council tax band: **D**

SUMMARY

Welcome to 22 Whitegate Road, a gem nestled in one of Newquay's most coveted bungalow locations. For the first time in over 25 years, this stunning detached bungalow is ready to embrace its new owner.

Situated just a stone's throw away from the daily conveniences of Chester Road's shops and a leisurely stroll from the charm of Trenance Park, gardens, and boating lake, this residence offers not just a home, but a lifestyle.

As you approach, the bungalow welcomes you with its preferred corner plot, adorned with lush gardens that extend graciously on three sides. A gated driveway, along with a detached garage, ensures ample parking and utility space, promising both convenience and security.



Step inside, and you're greeted by a spacious hallway leading you through the residence. The main reception room, a delightful 21ft open plan lounge/diner, bathes in natural light from its triple aspect windows, offering picturesque views of the surrounding gardens.

Adjacent, the kitchen boasts a full range of oak farmhouse style units, slightly aged but perfectly functional, complemented by integrated appliances and a convenient backdoor.

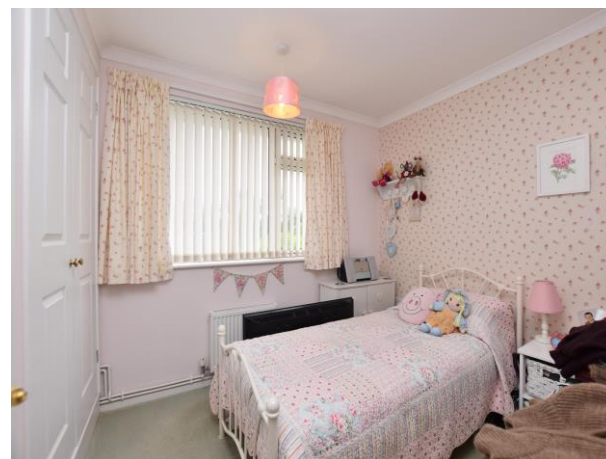
The bungalow features three generously sized bedrooms, with two enjoying the luxury of large, fitted wardrobes. The recently upgraded bathroom showcases a disabled-friendly walk-in wet room style shower suite, exquisitely tiled for both style and practicality.

Throughout the property, UPVC double glazing and gas-fired central heating ensure comfort and efficiency. Yet, there's ample room for further enhancement, allowing the new owner to tailor the space to their personal taste and vision.

Outside, the possibilities continue with the expansive gated driveway, perfect for additional parking or recreational space. The detached garage, equipped with plumbing connections, doubles as a utility area, while the lush lawned gardens and sunny rear patio offer serene retreats bound by high hedges for privacy.

Don't miss this rare opportunity to own a piece of Newquay's coveted lifestyle. Schedule your viewing today and discover the endless potential awaiting you at 22 Whitegate Road.

FIND ME USING WHAT3WORDS: green.supported.drilling



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: Large Driveway & Garage.

Heating and hot water: Gas Central Heating for both

Accessibility: Level plot

Mining: Standard searches include a Mining Search.

FLOORPLAN & DIMENSIONS

Hall

11' 8" x 3' 9" (3.55m x 1.14m)

2.54m) plus wardrobes (Max Measurements)

Lounge/Diner

21' 4" x 12' 10" (6.50m x 3.91m)

Garage/Utility

20' 11" x 9' 10" (6.37m x 2.99m)

Kitchen/Breakfast Room

11' 0" x 9' 6" (3.35m x 2.89m) Max Measurements

Bedroom 1

12' 6" x 11' 4" (3.81m x 3.45m) plus wardrobes

Shower Room

8' 4" x 6' 7" (2.54m x 2.01m)

Bedroom 2

9' 11" x 9' 7" (3.02m x 2.92m)

Bedroom 3

10' 11" x 8' 4" (3.32m x



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2018

LIKE TO KNOW MORE?

☎ 01637 875 161

✉ info@newquaypropertycentre.co.uk

🌐 newquaypropertycentre.co.uk

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.

Referrals: We recommend conveyancing services, financial services, and survey companies to sellers and buyers. Sellers and buyers are free to make their own choices of who they use, and do not have to accept any recommendation we make. If a recommendation is accepted, we will receive a referral fee ranging from £80- £200 (financial services) £150 plus VAT- £210 plus VAT (conveyancing) and £100 including VAT (surveys).