



11 Godolphin Way, Newquay, Cornwall, TR7 3BU

A FANTASTIC DETACHED DORMER BUNGALOW IN NEWQUAY'S MOST DESIRABLE SUBURB, LUSTY GLAZE! THIS UNIQUE DESIGN WITH WOW FACTOR KITCHEN/DINER INCLUDING VAULTED CEILING, REVERSE LEVEL TOP FLOOR LIVING SPACE. 3 DOUBLE BEDROOMS, 1 ENSUITE, 2 RECEPTION ROOMS, INTEGRAL GARAGE, STUNNING GARDENS AND DISTANT SEA VIEWS

£650,000
Freehold

our ref: CNN6916

KEY FEATURES



3

- INCREDIBLE EXTENDED DETACHED DORMER STYLE BUNGALOW
- HIGHLY SOUGHT AFTER COASTAL SUBURB
- WOW FACTOR DOUBLE HEIGHT VAULTED KITCHEN/DINER
- ENTIRE FIRST FLOOR DEDICATED TO THE MAIN LIVING SPACE
- BI-FOLD DOORS TO SEA VIEW BALCONY
- THREE DOUBLE BEDROOMS, ONE ENSUITE
- TWO RECEPTION ROOMS INCLUDING 21FT SUNROOM
- FULL OF CHARM, UNIQUE FEATURES AND MODERN COMFORTS
- ABSOLUTELY STUNNING SUN-DRENCHED GARDENS
- INTEGRAL GARAGE/UTILITY ROOM & DRIVEWAY PARKING



2



2

Energy rating (EPC) **E**

Council tax band: **D**

SUMMARY

Lusty Glaze in Newquay stands out as the premier coastal suburb in the town, renowned for its serene atmosphere and charming, well-maintained homes nestled along the rugged north coastline, with both Porth and Lusty Glaze Beaches mere steps away. It's an idyllic locale for settling down, boasting excellent schools and convenient amenities within easy reach. A leisurely stroll along the Barrowfields and Narrowcliff reveals the vibrant town centre, adding to its allure.

Nestled within this sought-after neighbourhood, 11 Godolphin Way exemplifies the epitome of an executive detached family home, brimming with unique charm and captivating features resulting from successive extensions and upgrades. Initially presenting as a detached dormer-style bungalow with three bedrooms, this residence unfolds to reveal much more upon entry.

Approaching the property, you're greeted by a picturesque period double bay frontage, adorning the front driveway, which accommodates two vehicles and leads to the integral garage. An enchanting bow-topped open-faced storm porch, complete with a Terrazzo tile floor, preserves a lovely original feature. Stepping inside, a spacious hallway grants access to all ground floor accommodations.



The front hosts two equally proportioned king-size bedrooms, each nestled within a bay and adorned with original period fireplaces, while the rear bedroom boasts its own contemporary fully fitted shower ensuite. Adjacent, the main bathroom has undergone a tasteful contemporary refit, featuring an opulent large shower suite and complementary fittings, all renewed in 2023.

Transitioning to the rear of the property, the kitchen/diner beckons as a standout space, serving as a true family hub. Here, the remarkable double-height vaulted ceiling immediately captivates, enhancing the sense of space. The sleek navy-blue units, white sparkle work surfaces, and splashbacks, installed in 2021, create a modern aesthetic. The kitchen is equipped with a double oven, five-ring gas hob, canopy extractor, and dishwasher, with ample room for a family dining table. A rear door leads to a splendid 21ft secondary reception space, serving as a large sunroom overlooking the charming gardens.

The integral garage doubles as a utility room, boasting full plumbing connections, while a newly (2023) fitted wall-mounted gas-fired combi boiler ensures heating and hot water throughout the home, with warranty coverage until 2030.

Ascending the glass and timber stairs to the first floor unveils the main living room, occupying the entire level exclusively. Characterized by another impressive, vaulted ceiling, this spacious family living area features a cozy dormer window with box seating at the front and expansive bi-fold doors at the

rear. The inclusion of a snug log burner and ample recessed storage further enhances functionality. The bi-fold doors open onto a rear-facing balcony, offering breathtaking sea and coast views, with steps leading down to the garden below.

The rear gardens are a verdant oasis, lush, mature, and level, basking in sunlight and offering a sense of privacy. With decking, a well-maintained lawn, and numerous seating areas surrounded by well-stocked beds, it's a perfect space for relaxation and recreation.

In summary, the sheer magnificence of this home is difficult to convey in words alone; therefore, we wholeheartedly recommend experiencing it firsthand by booking a viewing without delay.

FIND ME USING WHAT3WORDS: whistle.warthog.diet



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: Garage and Driveway Parking x2

Heating and hot water: Gas Central Heating for both.

Accessibility: Level

Mining: Standard searches include a Mining Search.

FLOORPLAN & DIMENSIONS

Hall

13' 0" x 5' 0" (3.96m x 1.52m)

Bedroom 1

15' 4" x 14' 3" (4.67m x 4.34m) Maximum
Measurements into Box Bay

Bedroom 2

15' 3" x 14' 2" (4.64m x 4.31m) Maximum
Measurements into Box Bay

Bedroom 3

12' 9" x 8' 3" (3.88m x 2.51m) plus recess for door

En-suite

8' 10" x 3' 3" (2.69m x 0.99m)

Shower Room

7' 9" x 7' 6" (2.36m x 2.28m)

Kitchen/Diner

21' 3" x 13' 2" (6.47m x 4.01m)

Sun Room

21' 8" x 8' 8" (6.60m x 2.64m)

Garage & Utility

12' 10" x 7' 9" (3.91m x 2.36m)

First Floor Lounge

24' 9" x 19' 11" (7.54m x 6.07m) Maximum
Measurements

Balcony

14' 8" x 7' 0" (4.47m x 2.13m)



LIKE TO KNOW MORE?

📞 01637 875 161

✉️ info@newquaypropertycentre.co.uk

🌐 newquaypropertycentre.co.uk

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2024



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).