



Gardens End, Lawton Close, Newquay, Cornwall, TR7 1QF

A FULLY DETACHED AND BESPOKE BUILT MODERN HOME IN THE SOUGHT-AFTER COASTAL PENINSULA OF PENTIRE CLOSE TO FISTRAL BEACH. THREE DOUBLE BEDROOMS, TWO RECEPTION ROOMS INCLUDING CONSERVATORY, SMALL COURTYARD GARDEN AND OFF-STREET PARKING. PERFECT HOME OR LUCRATIVE INVESTMENT.

£425,000
Freehold

our ref: CNN8656

KEY FEATURES



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- FULLY DETACHED COASTAL HOME IN PENTIRE
- CLOSE TO FISTRAL BEACH AND THE GANNEL ESTUARY
- BESPOKE BUILT IN 2008
- THREE DOUBLE BEDROOMS
- 27FT OPEN PLAN LOUNGE/DINER
- CONSERVATORY AND COURTYARD GARDENS
- FLEXIBLE LAYOUT WITH ONE GROUND FLOOR BEDROOM
- MASTER BEDROOM WITH JULIET BALCONY
- PAVED PARKING FOR TWO
- PERFECT HOME, WEEKEND RETREAT OR LUCRATIVE HOLIDAY LET



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Energy rating (EPC) **C**

Council tax band: **D**

SUMMARY

Nestled within the coveted coastal enclave of Pentire, Newquay, Gardens End epitomizes modern coastal living at its finest. Crafted with meticulous attention to detail by its original owners in 2008, this fully detached home boasts contemporary elegance and convenience in equal measure.

Situated on a tranquil side street, Gardens End enjoys proximity to Pentire's crown jewel, Fistral Beach, just a leisurely stroll away. Embraced by the serene charm of the Gannel Estuary, it offers an idyllic base for exploring Cornwall's breathtaking coastline mere minutes from your doorstep.

Within easy reach lies the vibrant town centre, teeming with trendy bars, acclaimed restaurants, and an array of boutique and mainstream shops, catering to every taste and preference.

Ideal for both permanent residency and as a lucrative investment opportunity, Gardens End presents a versatile layout designed to accommodate modern lifestyles. Boasting three bedrooms, including a



ground floor option for added flexibility, it effortlessly adapts to diverse needs.

Upon arrival, a welcoming paved driveway and manicured lawn set the tone, providing ample off-street parking for two vehicles. Step inside to discover a spacious hallway leading to a contemporary ground floor WC, conveniently located adjacent to the ground floor bedroom, perfect for visiting guests.

The heart of the home lies in the bright and airy kitchen, adorned with chic cream shaker units, and equipped with integrated appliances, including an eye-level oven, microwave, and five-ring hob. A generously proportioned open-plan lounge/diner awaits beyond, spanning an impressive 27 feet, with timber double doors leading to a serene conservatory and courtyard garden, ideal for peaceful relaxation or entertaining alfresco.

Ascending to the first floor, you'll find a modern family bathroom and two generously sized double bedrooms, one of which boasts a charming Juliet balcony, offering glimpses of the surrounding beauty.

Gardens End has been meticulously maintained and is presented in a contemporary style. However, with 16 years of age, it presents an opportunity for buyers to infuse their personal touch.

Complete with UPVC double glazing and gas-fired central heating throughout, this residence ensures comfort and efficiency year-round. The enclosed courtyard whilst small provides a private oasis for unwinding, while the nearby beach offers endless opportunities for recreation and exploration.

Experience the epitome of coastal living with Gardens End – where modern luxury meets coastal charm, promising a lifestyle of unparalleled tranquillity and convenience.

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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 parking for 2

Heating and hot water: Gas Central Heating for both

Accessibility: Level

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Hall

15' 0" x 5' 8" (4.57m x 1.73m) Minimum Measurements- Plus stairs

Bedroom 3

10' 8" x 8' 9" (3.25m x 2.66m)

WC

5' 9" x 3' 10" (1.75m x 1.17m)

Kitchen

11' 3" x 9' 7" (3.43m x 2.92m)

Lounge/Diner

27' 0" x 12' 2" (8.22m x 3.71m)

Conservatory

17' 5" x 10' 3" (5.30m x 3.12m)

First Floor

Bedroom 1

14' 2" x 10' 10" (4.31m x 3.30m)

Bathroom

12' 0" x 5' 2" (3.65m x 1.57m)

Bedroom 2

12' 11" x 10' 5" (3.93m x 3.17m)

GROUND FLOOR



1ST FLOOR



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