



NEWQUAY
PROPERTY
CENTRE



41 Trerice Drive, Newquay, Cornwall, TR7 2RL

AN IMMACULATE MODERN DETACHED BUNGALOW IN ONE OF NEWQUAY'S MOST DESIRABLE SUBURBS. WITH THREE DOUBLE BEDROOMS, 23FT LOUNGE/DINER, REFITTED KITCHEN, STUNNING SOUTH FACING GARDENS, GARAGE, PARKING AND EV CHARGER.

£399,950
Freehold

our ref: CNN8980

KEY FEATURES



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- IMMACULATE DETACHED BUNGALOW
- REFURBISHED THROUGHOUT
- THREE DOUBLE BEDROOMS
- SUPERB SOUTH FACING PLOT
- SUN DRENCHED LOW MAINTENANCE GARDENS
- MODERN REFITTED KITCHEN
- GARAGE, DRIVEWAY AND EV CHARGER
- HIGHLY SOUGHT AFTER LOCATION
- CLOSE TO TRETHERRAS SCHOOL
- MOVE-IN READY CONDITION



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Energy rating (EPC) **C**

Council tax band: **D**

SUMMARY

Nestled in the tranquil Tretherras neighbourhood of Newquay, just a stone's throw away from the bustling town centre, lies Trerice Drive- a haven equally cherished by families and retirees.

Conveniently located near Tretherras Secondary School and within easy reach of Porth Beach and Chester Road shopping complex, this residence offers the perfect blend of suburban tranquillity and urban accessibility.

This contemporary fully detached bungalow boasts a light-filled, modern interior, featuring three spacious double bedrooms and a sprawling 23-foot lounge/diner with dual aspects. Positioned on a south-facing plot, the property is embraced by delightful, enclosed gardens that bask in the sun's warmth. Complete with a garage and ample parking, the home has been thoughtfully enhanced in recent years, including refitted kitchen and patio doors in the living area. Practical amenities such as UPVC double glazing and gas-fired



central heating, powered by an upgraded combi boiler, ensure year-round comfort and efficiency.

Entering through a small, but welcoming porch, you step into the expansive lounge/diner, offering versatile space for both relaxation and entertaining. Adjoining this area is a well-appointed cream kitchen, overlooking the gardens and equipped with ample storage and plenty of space for modern appliances.

An inner hallway leads to the main bathroom, complete with a pristine white suite and a shower over the bath, accompanied by a separate toilet. Additionally, three generously sized double bedrooms provide comfortable accommodations, complemented by convenient storage options and loft access.

Externally, the property boasts manicured lawns at the front, alongside a driveway leading to the garage, which features a remote-controlled electric door and mains power. An external block-built store provides additional storage, while side access includes an EV charge point for added convenience. The rear gardens, enclosed by

breeze block walls for privacy, offer a serene retreat with their south-facing orientation. Designed for low maintenance, the outdoor space includes a charming patio area and decorative chippings. A highlight of the garden is a delightful summerhouse, offering a tranquil spot for relaxation.

In summary, this meticulously maintained detached bungalow epitomizes modern living, making it an ideal residence for families or retirees seeking the perfect blend of comfort and convenience in this highly coveted suburban enclave.

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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: Garage & Driveway

Heating and hot water: Gas Central Heating for both.

Accessibility: Level

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Porch/Hall

4' 2" x 3' 0" (1.27m x 0.91m)

Lounge/Diner

23' 3" x 12' 0" (7.08m x 3.65m)

Kitchen

12' 0" x 8' 2" (3.65m x 2.49m)

Bathroom

5' 8" x 5' 4" (1.73m x 1.62m)

WC

5' 4" x 2' 9" (1.62m x 0.84m)

Bedroom 1

12' 8" x 8' 10" (3.86m x 2.69m)

Bedroom 2

8' 11" x 8' 10" (2.72m x 2.69m)

Bedroom 3

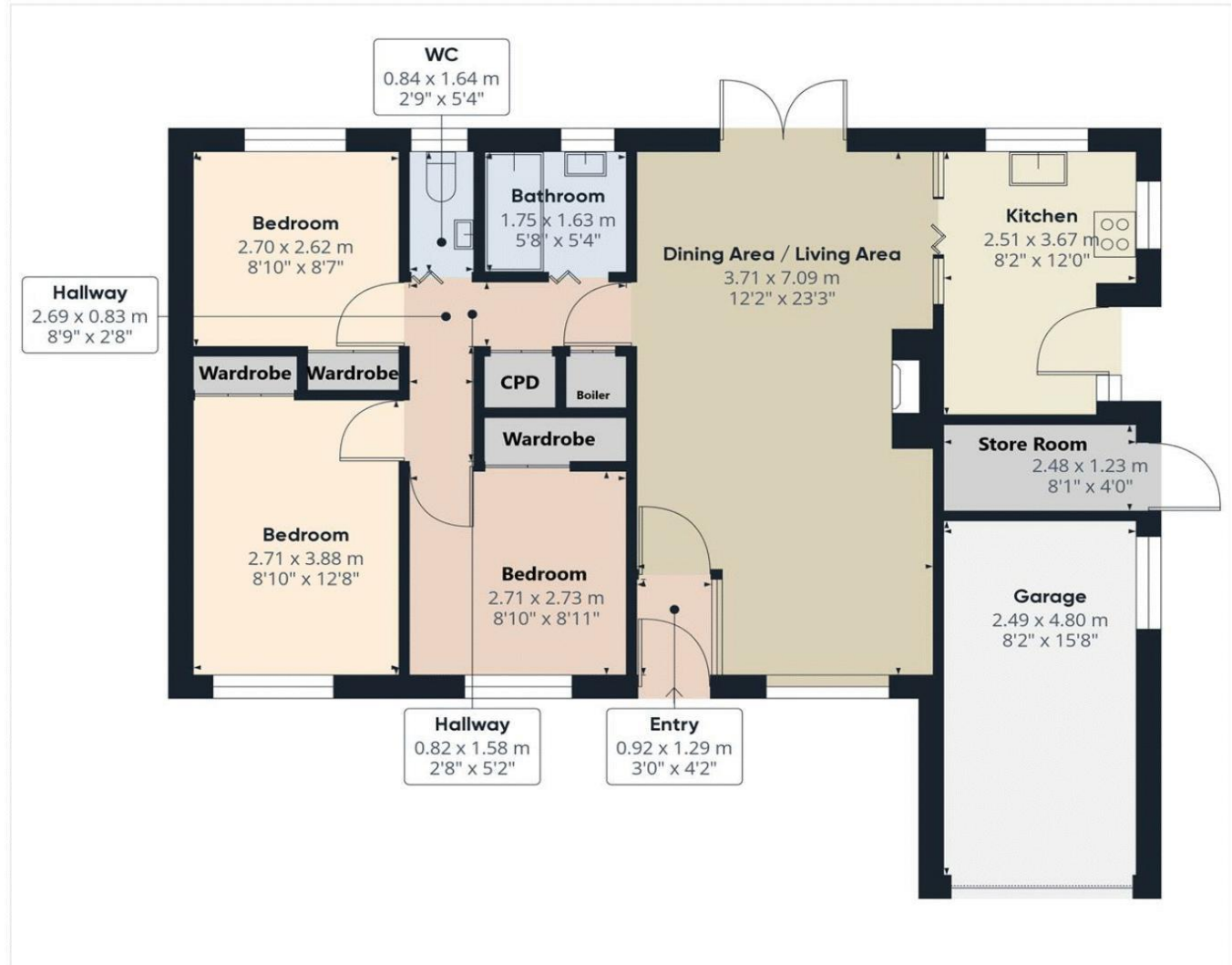
8' 10" x 8' 7" (2.69m x 2.61m)

Store Room

8' 1" x 4' 0" (2.46m x 1.22m)

Garage

15' 8" x 8' 2" (4.77m x 2.49m)



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📞 01637 875 161

✉️ info@newquaypropertycentre.co.uk

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