



## **28 Mellanvrane Lane, Newquay, Cornwall, TR7 2LB**

AN EXECUTIVE STYLE DETACHED DORMER BUNGALOW ON A LARGE PLOT WITH STUNNING GARDENS, GARAGE AND PLENTY OF PARKING. FOUR DOUBLE BEDROOMS, VERY WELL MAINTAINED, POTENTIAL TO MAKE YOUR MARK, LOVELY FAR REACHING VIEWS OVER THE GANNEL ESTUARY.

**£450,000**  
Freehold

our ref: CNN10277

## KEY FEATURES



4

- LARGE EXECUTIVE STYLE DORMER BUNGALOW
- FOUR DOUBLE BEDROOMS
- STUNNING GANNEL ESTUARY VIEWS



1

- LARGE PLOTS AND INCREDIBLE GARDENS
- LARGE DOUBLE WIDTH DRIVEWAY WITH GARAGE
- POTENTIAL TO EXTEND
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING



2

- HIGHLY SOUGHT AFTER SUBURBAN AREA
- CLOSE TO THE GANNEL AND TRENANCE
- WELL MAINTAINED, YET STILL PLENTY OF POTENTIAL

Energy rating (EPC) **D**

Council tax band: **E**

## SUMMARY

Nestled in the highly sought-after Mellanvrane Lane, a serene suburban enclave on the southern side of Newquay, 28 Mellanvrane Lane offers an exceptional blend of comfort, space, and stunning natural beauty. This executive-style home sits on a fabulous large plot featuring extensive gardens, a spacious driveway, and a garage. Inside, the well-maintained property boasts four double bedrooms, providing ample space for family living or hosting guests. The home is tastefully decorated in a neutral palette, complemented by UPVC double glazing and gas-fired central heating, yet still offers plenty of scope for buyers to make their mark.

The ground floor welcomes you with a useful porch leading to a large hallway with stairs. At the front, there is a main living room, while the rear hosts a well-sized fitted kitchen/diner with direct garden access. Two of the four bedrooms are also located on the



ground floor, along with a beautifully refitted and fully tiled main shower suite. The first floor comprises the two remaining bedrooms, both enjoying stunning views and one featuring its own ensuite WC.

The outside space is equally impressive, with a double-width driveway providing ample parking and access to the garage. The gardens extend to both the front and rear of the property, with side access available. The rear gardens are particularly large, offering potential for rear extension if desired. This beautiful outdoor haven includes a mix of patio and lawn areas, mature hedgerows, beds, a pond, and small trees, creating a tranquil and private retreat. Topped off by far-reaching views over the Gannel Estuary, this home truly ticks all the right boxes for a discerning buyer.

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## ADDITIONAL INFO

Utilities: All Mains Services

Broadband: Available. For Type and Speed please refer to Openreach website

Mobile phone: For best network coverage please refer to Ofcom checker

Parking: Large Driveway & Garage

Heating and hot water: Gas Central Heating for both

Accessibility: Slightly sloped drive, level gardens

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Porch

6' 3" x 4' 1" (1.90m x 1.24m)

## Hall

15' 8" x 7' 11" (4.77m x 2.41m) Inc Stairs

## Lounge

18' 8" x 13' 0" (5.69m x 3.96m)

## Kitchen/Diner

21' 3" x 7' 8" (6.47m x 2.34m)

## Bedroom 1

10' 10" x 9' 0" (3.30m x 2.74m) inc wardrobes

## Bedroom 2/Dining Room

10' 10" x 8' 10" (3.30m x 2.69m)

## Shower Room

8' 11" x 8' 3" (2.72m x 2.51m) max measurements

## Bedroom 3

15' 7" x 12' 11" (4.75m x 3.93m) Max Measurements plus wardrobes

## En-suite WC

4' 7" x 4' 2" (1.40m x 1.27m)

## Bedroom 4

15' 6" x 13' 7" (4.72m x 4.14m) plus wardrobes

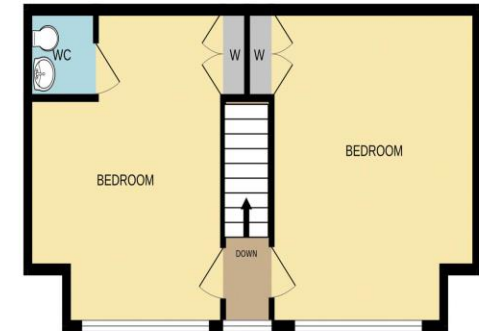
## Garage

16' 7" x 9' 0" (5.05m x 2.74m)

GROUND FLOOR



1ST FLOOR



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