



1 Greenbank Crescent, Newquay, Cornwall, TR7 3JX

A DECEPTIVELY SPACIOUS AND EXTENDED SEMI-DETACHED FAMILY HOME, OFFERING MODERN, FLEXIBLE ACCOMMODATION WITH 5 BEDROOMS, 2 RECEPTION ROOMS AND 2 BATHROOMS, AS WELL AS OFF STREET PARKING, OWNED SOLAR PANELS, ENCLOSED GARDENS, SEA VIEWS, AND JUST A SHORT STROLL FROM PORTH BEACH.

£439,950
Freehold

our ref: CNN9472

KEY FEATURES



5

- SPACIOUS AND EXTENDED FAMILY HOME
- 5 BEDROOMS IN TOTAL OVER TWO FLOORS
- 2 RECEPTION ROOMS
- MAIN BATHROOM AND ADDITIONAL SECONDARY SHOWER SUITE
- SEA VIEWS OVER PORTH
- ENCLOSED FRONT AND REAR GARDENS
- OFF STREET PARKING AND SHELTERED FAMILY STORAGE
- SHORT WALK TO PORTH BEACH AND POPULAR SCHOOLS
- OWNED SOLAR PANELS
- NO ONWARD CHAIN



2



2

Energy rating (EPC) **B**

Council tax band: **D**

SUMMARY

Welcome to 1 Greenbank Crescent, a perfect coastal retreat in the heart of one of Newquay's most desirable locations- Porth. Just over a mile or so from the town centre on a highly desirable and quiet crescent and now sold with vacant possession and no onward chain.

Porth Beach is a stunning cove known for its golden sands, rock pools, caves, and calm waters- ideal for safe swimming, family adventures, and scenic walks along the Southwest Coastal Path. Porth Island is nearby, offering breath-taking views and hiking opportunities for nature lovers.

Living in Porth provides a unique combination of convenience and tranquility, with easy access to daily amenities and top-rated schools. This sought-after neighbourhood offers a sense of peaceful seclusion while remaining close to everything Newquay has to offer.

This extended five-bedroom, semi-detached home is an ideal opportunity for anyone seeking the best of coastal living. Just a short stroll from the beach, the property has been thoughtfully expanded on both the ground floor and with a loft conversion, providing a total of five bedrooms and two bathrooms. The



elevated position offers lovely rooftop sea views over Porth Beach and Porth Island, adding to the home's charm.

Stepping inside, the ground floor begins with a welcoming entrance hallway. The front-facing living room, with its large box bay window, is flooded with natural light and boasts captivating sea views. The modern kitchen features oak-effect cabinetry, black marble-effect countertops, and some integrated appliances, overlooking the rear garden for a peaceful backdrop while cooking. Adjacent to the kitchen, the dining room opens through patio doors directly onto the rear gardens, ideal for outdoor dining. Three well-proportioned bedrooms are also on this floor, along with the main family bathroom and a fully tiled separate shower room, offering both comfort and convenience for everyday family life.

The first-floor loft conversion consists of two interconnecting bedrooms, both equipped with Velux windows that provide wonderful sea views. This flexible space can serve as a private suite, guest quarters, or additional room for a growing family.

Outside, the front of the property includes a tarmac driveway with space for two to three cars and a covered area with double gates, offering ideal storage for family equipment. A gravelled seating area provides a relaxing spot to enjoy sea views, while a newly installed fence ensures privacy. The fully enclosed rear garden is spacious yet low-maintenance, perfect for both children and adults. A decked

area, directly accessible from the dining room, is ideal for relaxation or entertaining, with a lawned garden beyond, surrounded by tall hedges for added privacy.

This home also features solar panels on the southerly roof, which significantly reduce electricity bills and generate additional income through a feed-in tariff, making it highly economical to run.

With no onward chain and located in a sought-after residential area near local amenities, shops, and schools, this home is perfectly suited for family living or as a tranquil coastal getaway. Don't miss the opportunity to make 1 Greenbank Crescent your own, where comfort, convenience, and the beauty of the coast come together in perfect harmony.

FIND ME USING WHAT3WORDS: gatherings.mildest.returns



ADDITIONAL INFO

Utilities: All Mains Services

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

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

Parking: Driveway Parking

Heating and hot water: Gas Central Heating for both

Accessibility: Level access with single step to entrance

Mining: Standard searches include a Mining Search.

FLOORPLAN & DIMENSIONS

Hallway

Lounge

16' 10" x 10' 7" (5.13m x 3.22m)

Dining Room

11' 10" x 10' 8" (3.60m x 3.25m)

Kitchen

11' 9" x 10' 6" (3.58m x 3.20m)

Bedroom One

12' 0" x 10' 2" (3.65m x 3.10m)

Bedroom Two

11' 5" x 9' 3" (3.48m x 2.82m)

Bedroom Three

9' 5" x 8' 3" (2.87m x 2.51m)

Bathroom

7' 4" x 4' 11" (2.23m x 1.50m)

Shower Room

6' 1" x 4' 9" (1.85m x 1.45m)

First Floor Bedroom

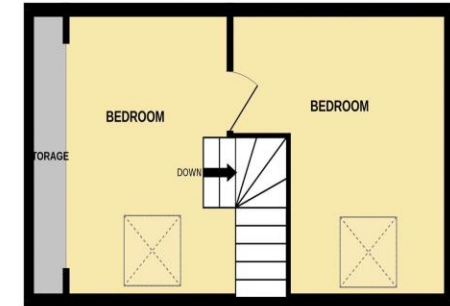
14' 6" x 12' 7" (4.42m x 3.83m)

First Floor Bedroom

12' 6" x 10' 0" (3.81m x 3.05m)

GROUND FLOOR

1ST FLOOR



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).