



## 43 Pydar Close, Newquay, Cornwall, TR7 3BS

A BEAUTIFUL THREE BEDROOM SEMI DETACHED FAMILY HOME ON THE EVER POPULAR PYDAR CLOSE. NEAR TO FAMILY AMENITIES & THRETHERRAS SCHOOL. SUPERB ACCOMMODATION WITH OPEN PLAN RE-FITTED KITCHEN/DINER, LARGE PAVED DRIVEWAY & GARAGE AS WELL AS LOVELY LANDSCAPED REAR GARDENS.

£310,000  
Freehold

our ref: CNN10560

## KEY FEATURES



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Energy rating (EPC) **C**

Council tax band: **C**

- LOVELY THREE BEDROOM FAMILY HOME
- ATTRACTIVE STAGGERED SEMI DETACHED DESIGN
- REFITTED KITCHEN WITH INTEGRATED APPLIANCES
- GREAT SIZED LANDSCAPED REAR GARDENS
- NEWLY INSTALLED GAS COMBI BOILER (2024)
- DETACHED GARAGE
- PAVED PARKING FOR 2/3 VEHICLES
- FANTASTIC, DESIRABLE FAMILY LOCATION
- WALKING DISTANCE TO SCHOOLS
- A SHORT WALK/DRIVE TO PORTH BEACH

## SUMMARY

43 Pydar Close is situated in a peaceful, family-friendly residential area in Newquay, a popular coastal town known for its beautiful beaches, vibrant surf culture, and scenic coastal walks. The property benefits from convenient access to local amenities, schools, and transport links, while still enjoying a quiet atmosphere. The location is ideal for families seeking a quieter suburban setting whilst proximity to Newquay's bustling town centre and beaches.

This charming three-bedroom staggered semi-detached family home offers a spacious and inviting layout with modern finishes throughout. Upon entering, you're greeted by a hallway with stairs ascending to the first floor and a door leading to the sunny, front-facing living room. The living room is well-lit, taking advantage of its sunny aspect, and features a central gas fireplace, creating a cozy focal point for the space.



Adjoining the living room is a generous kitchen diner that spans the full width of the property at the rear. The kitchen has been recently refitted with sleek, cream gloss wall and base units, complemented by durable worktops and a ceramic-tiled splashback. It includes a range of integrated appliances: a double electric oven, gas hob with extractor fan, dishwasher, and washing machine. With ample cupboard space, gloss-tiled floors, and room for a dining table, the kitchen is as functional as it is stylish. French doors open out onto the garden, providing a seamless flow between indoor and outdoor living spaces.

Upstairs, a spacious landing leads to three well-proportioned double bedrooms. Bedroom two is equipped with built-in wardrobes, offering a valuable storage solution. The family bathroom is thoughtfully designed with a modern p-shaped bath featuring a shower overhead, a low-level W/C, and a vanity sink unit with storage.

The property's garden is tiered across three levels, incorporating both patio and lawn areas, making it an ideal space for outdoor relaxation and entertaining. To the front, a block-paved driveway provides parking for 2–3 vehicles and leads to the garage,



which has power, lighting, and an up-and-over door. The front garden also includes a lawn and shrubbery, with gated side access leading to the rear garden.

With its blend of practical layout, modern fittings, and family-friendly outdoor spaces, 43 Pydar Close presents a superb opportunity for those seeking a comfortable, ready-to-move-in family home in Newquay.

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## 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 x 2/3

Heating and hot water: Gas central heating for both

Accessibility: Gently sloping drive & tiered garden

Mining: Standard searches include a Mining Search.

# FLOORPLAN & DIMENSIONS

## Entrance Hallway

8' 3" x 4' 8" (2.51m x 1.42m)

## Living Room

14' 4" x 12' 5" (4.37m x 3.78m)

## Kitchen/Diner

15' 6" x 10' 7" (4.72m x 3.22m)

## First Floor Landing

11' 4" x 6' 0" (3.45m x 1.83m)

## Bedroom One

13' 11" x 8' 3" (4.24m x 2.51m)

## Bedroom Two

11' 2" x 6' 5" (3.40m x 1.95m) plus built-in wardrobes

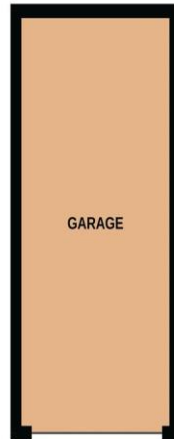
## Bedroom Three

7' 10" x 6' 11" (2.39m x 2.11m)

## Bathroom

6' 10" x 5' 6" (2.08m x 1.68m)

## Detached Garage



GROUND FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



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TOTAL FLOOR AREA: 922 sq.ft. (85.7 sq.m.) approx.

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.  
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