



34 Trenance Road, Newquay, Cornwall, TR7 2HN

WOW FACTOR HOME! FULLY DETACHED, BEAUTIFULLY REFURBISHED, AND EXTENSIVELY EXTENDED. THREE/FOUR-BEDROOM DORMER STYLE BUNGALOW WITH SEPARATE ONE BEDROOM ANNEX. SUMPTUOUS MASTER ENSUITE, 26FT OPEN PLAN LIVING ROOM, LUXURIOUS KITCHEN WITH BI-FOLDS, SOUTH FACING GARDENS AND SO MUCH MORE!

£510,000
Freehold

our ref: CNN10640

KEY FEATURES



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Energy rating (EPC) TBC

Council tax band: C

- PRIME LOCATION – SHORT WALK TO BEACHES, PARK & TOWN CENTRE
- STUNNING RENOVATION – HIGH-END FINISH THROUGHOUT
- VERSATILE LAYOUT – 3/4 BED BUNGALOW & 1-BED ANNEX
- SPACIOUS LIVING/DINING ROOM – 26FT WITH DUAL BAY WINDOWS
- LUXURY KITCHEN – BI-FOLD DOORS & SKY LANTERN
- MASTER SUITE – JULIET BALCONY & EN-SUITE SHOWER ROOM
- SOUTH-FACING GARDEN – LARGE DECK, LAWN & HOT TUB
- AMPLE PARKING – DRIVEWAY FOR UP TO FIVE CARS
- INCOME POTENTIAL – ANNEX WITH PRIVATE ENTRANCE
- MOVE-IN READY – UPVC WINDOWS & GAS CENTRAL HEATING

SUMMARY

34 Trenance Road, Newquay, is an exceptional family home in an unbeatable location. Situated just on the edge of the town centre, this stunning property is a short stroll from the main high street, Trenance Infant School, and some of Newquay’s most popular beaches. Trenance Park, Gardens, and the picturesque Boating Lake are also within easy reach, making this the ideal setting for those who want to enjoy everything this vibrant coastal town has to offer.

Beautifully extended and renovated to an impeccable standard, this home offers incredible versatility, comprising a spacious dormer-style 3/4-bedroom bungalow and a separate 1-bedroom annex. Whether you’re looking for a dream family home, multi-generational living, or income potential, this property delivers.

A generous driveway provides off-street parking for up to five cars. The main bungalow presents with classic charm, featuring a double bay-fronted façade, yet stepping inside reveals a breathtaking contemporary space far larger than expected. A sheltered front entrance leads to a welcoming hallway with stunning timber and glass feature stairs. The ground floor hosts



two well-proportioned bedrooms, one currently used as a study, along with an opulent family bathroom boasting a four-piece suite, including a roll-top bath, separate shower enclosure, and floating WC.

The living/dining room is an expansive 26ft dual-aspect space, bathed in natural light from its two bay windows. A beautifully crafted natural wood floor runs throughout, complementing the statement “Scan” egg-shaped log burner, which adds a cosy touch of luxury. Beyond the dining area, the kitchen is simply spectacular- a bright, open-plan family space with bi-fold doors opening onto the sun-drenched garden and a large sky lantern flooding the area with light. Featuring sleek high-gloss units, solid Iroko worktops, and premium integrated appliances, including twin eye-level Smeg ovens, this kitchen is designed for entertaining.

Upstairs, two dormer-extended bedrooms benefit from Juliet balconies with far-reaching south-facing views towards the Boating Lake. The sumptuous master suite includes a beautifully tiled en-suite shower room, adding to the home’s luxurious appeal. Throughout, the property benefits from UPVC double glazing and gas-fired central heating.

The annex is a fantastic addition, accessible via the garden and its own private entrance. Currently semi-self-contained, it consists of an open-plan lounge/reception space, a generous

double bedroom, and a fully fitted shower suite. With ample space to add a kitchen if required, this annex offers excellent potential for independent living or rental income.

Outside, the south-facing rear garden is a rare gem so close to the town centre. Exceptionally private and generously sized, it features a large composite deck and patio area- perfect for alfresco dining and complete with a sunken hot tub. Steps lead down to a level lawn, ideal for children to play safely. Additional features include an outdoor utility area, a block-built shed, and a timber storage shed.

With its unbeatable location, outstanding design, and incredible flexibility, 34 Trenance Road is a home that must be seen to be truly appreciated. Don't miss out- call now to arrange your viewing!

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ADDITIONAL INFO

Tenure: Freehold

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 for up to 5 Cars

Heating and hot water: Gas Central Heating for both

Accessibility: Trenance Road is a hill, but the Plot & access is generally level

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

GROUND FLOOR
1182 sq.ft. (109.8 sq.m.) approx.

1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.

Entrance Hallway

12' 7" x 7' 5" (3.83m x 2.26m) incl Wood & Glass Stairs

Lounge/Diner

26' 1" x 13' 3" (7.94m x 4.04m) Narrowing to 12'1"

Kitchen/Diner

16' 4" x 13' 4" (4.97m x 4.06m)

Bath/Shower Room

8' 1" x 7' 10" (2.46m x 2.39m)

Bedroom

11' 4" x 9' 3" (3.45m x 2.82m)

Bedroom/Study

13' 10" x 7' 3" (4.21m x 2.21m)

First Floor Landing

Master Bedroom

17' 7" x 13' 6" (5.36m x 4.11m) Max

Master Bedroom Ensuite

6' 8" x 6' 6" (2.03m x 1.98m)

Bedroom

18' 9" x 7' 1" (5.71m x 2.16m) Min

Annex

Living Room

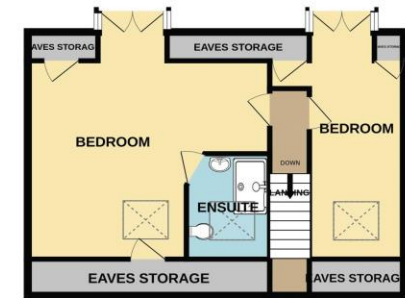
16' 3" x 7' 3" (4.95m x 2.21m)

Bedroom

10' 3" x 8' 6" (3.12m x 2.59m)

Shower Room

5' 7" x 5' 2" (1.70m x 1.57m)



LIKE TO KNOW MORE?

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TOTAL FLOOR AREA: 1758 sq.ft. (163.3 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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