



10 Shackleton Drive, Newquay, Cornwall, TR7 3PE

A STUNNING FOUR/FIVE BEDROOM FAMILY HOME WITH UP TO THREE RECEPTION ROOMS, DOUBLE GARAGE PART CONVERTED. FANTASTIC CONDITION THROUGHOUT AND LOCATED IN ONE OF NEWQUAY'S MOST DESIRABLE DEVELOPMENTS WITHIN A PRIVATE DRIVEWAY.

£535,000
Freehold

our ref: CNN10878

KEY FEATURES



5

- EXECUTIVE FOUR/FIVE BEDROOM DETACHED FAMILY HOME
- BEAUTIFUL CONDITION THROUGHOUT
- PRIVATE DRIVEWAY WITH AMPLE PARKING
- VERSATILE STUDY, PLAYROOM, OR HOME OFFICE



3

- MODERN KITCHEN WITH CREAM GLOSS UNITS AND UTILITY ROOM
- EXTENDED OPEN-PLAN LIVING, DINING, AND FAMILY ROOM WITH PATIO DOORS
- MASTER SUITE WITH ENSUITE AND BUILT-IN WARDROBES



3

- DOUBLE GARAGE PART CONVERTED WITH FLEXIBLE USES
- LOW MAINTENANCE LANDSCAPED FRONT AND REAR GARDENS
- DESIRABLE LOCATION WITH CLOSE PROXIMITY TO LOCAL SCHOOLS

Energy rating (EPC) TBC

Council tax band: E

SUMMARY

Tucked away in one of Newquay's most sought-after locations, 10 Shackleton Drive is a stunning executive four/five-bedroom detached house designed with family living and modern lifestyle in mind. This peaceful and desirable road offers the perfect balance of privacy and convenience, with local schools just a short stroll away, making it an ideal spot for families. Accessed via a private drive, the property also enjoys a spacious driveway with ample parking, creating a sense of exclusivity and ease.

As you step through the secure front door, you are welcomed into a bright and airy hallway, with light grey laminate flooring that enhances the open, modern feel of the space. The hallway leads to a variety of versatile rooms that offer endless possibilities. The study, which could easily serve as a playroom, home office, or extra bedroom, offers the flexibility to suit your needs. A stylish downstairs W/C, complete with fitted storage, a vanity sink unit, and a chrome heated towel rail, is both practical and contemporary.

The heart of the home lies in the updated kitchen, where sleek cream gloss units and a spacious work surface create an inviting space for cooking and entertaining. The kitchen is well-equipped with space for a range cooker, integrated extractor hood, and space for a dishwasher, and there's even room for a breakfast table, perfect for those lazy weekend mornings. The adjoining utility room adds extra convenience,



offering ample storage, space for a fridge freezer and laundry appliances, and access to the side of the property.

At the rear of the house, the open-plan living, dining, and family room is the ideal space for entertaining. The living area is bright and spacious, offering a relaxed atmosphere filled with natural light and plenty of room for family-sized furniture and contemporary panelled feature wall. The dining area leads seamlessly into the family space, which opens out through sliding patio doors to the rear garden, creating a perfect flow for indoor-outdoor living and entertaining. Whether it's hosting friends for dinner or relaxing with the family, this is the heart of the home where everyone can come together.

Upstairs, the spacious landing leads to four generously sized bedrooms, all with the potential for double beds and three of which feature built-in wardrobes. The master suite is a true retreat, with a modern ensuite shower room and triple built-in wardrobes, offering a private haven at the end of a busy day. The family bathroom is equally impressive, with a panelled bath, electric shower and mains shower attachment, and modern fixtures designed for ease and comfort.

Outside, the property is just as impressive. The large driveway not only provides plenty of parking, but it also leads to a double garage, offering even more potential. One half of the garage is equipped with power and lighting accessed via an up and over garage door, while the other has been transformed into a chic insulated bar area with frosted sliding patio doors, making it the ultimate space for relaxation or entertaining. There's also side access and beautifully landscaped front gardens with lawn and shrub areas.

The rear garden is the perfect place to unwind or entertain. A curved patio area with raised beds offers a stylish outdoor space, while a sunken decked area is the perfect place to soak in the sun. The low-maintenance garden ensures you can enjoy more time outdoors with less effort, and there's a private patio area at the side, perfect for a quiet retreat or easy access to the garage bar.

10 Shackleton Drive offers the perfect lifestyle for those seeking a spacious, modern family home with a focus on comfort, style, and outdoor living. With ample reception space, flexible rooms, and a prime location close to schools and amenities, this is more than just a house—it's a place to make memories and live life to the fullest. We highly recommend viewing!

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ADDITIONAL INFO

Tenure: Freehold

Utilities: All Mains Services

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

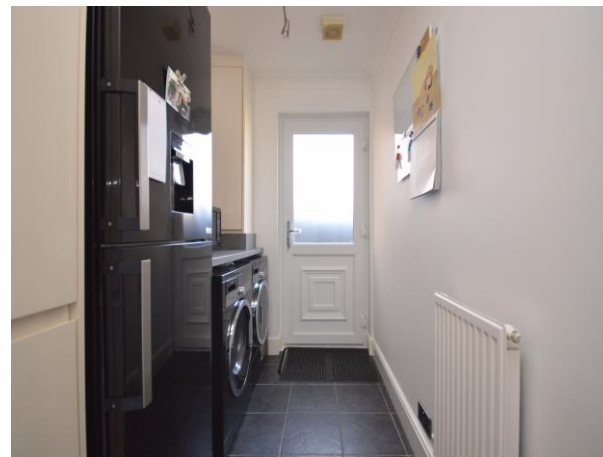
Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: Garage & Driveway Parking x 5 cars

Heating and hot water: Gas Central Heating for both

Accessibility: Level access to Front door

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Entrance

16' 11" x 5' 10" (5.15m x 1.78m)

Study/Bedroom 5

9' 8" x 8' 2" (2.94m x 2.49m)

Ground Floor WC

8' 3" x 4' 9" (2.51m x 1.45m)

Utility Room

8' 5" x 5' 5" (2.56m x 1.65m)

Kitchen

14' 6" x 8' 8" (4.42m x 2.64m)

Living Room

14' 8" x 11' 9" (4.47m x 3.58m)

Dining/Family Room

19' 6" x 11' 9" (5.94m x 3.58m)

First Floor Landing

7' 9" x 6' 9" (2.36m x 2.06m)

Bedroom 1

11' 8" x 11' 7" (3.55m x 3.53m)

Ensuite

8' 3" x 5' 0" (2.51m x 1.52m)

Bedroom 2

12' 5" x 11' 9" (3.78m x 3.58m)
max

Bedroom 3

11' 1" x 7' 6" (3.38m x 2.28m)

Bedroom 4

11' 4" x 8' 4" (3.45m x 2.54m)

Bathroom

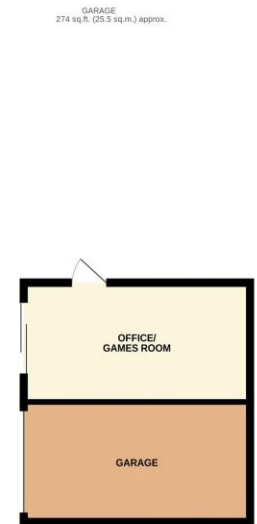
7' 8" x 7' 2" (2.34m x 2.18m)

Garage

15' 3" x 8' 5" (4.64m x 2.56m)

Part Converted Garage/Bar

16' 9" x 8' 5" (5.10m x 2.56m)



TOTAL FLOOR AREA: 1666 sq.ft. (154.8 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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