



## 9 Penmere Drive, Newquay, Cornwall, TR7 1QQ

A LOVELY DETACHED FAMILY HOME IN THE PREFERRED ORIGINAL PART OF PENMERE DRIVE, TUCKED AWAY ON THE HEAD OF A QUIET CUL-DE-SAC WITH PRIVATE SUNNY GARDENS, GARAGE, PARKING AND CONSERVATORY, JUST A SHORT STROLL FROM FISTRAL BEACH.

£465,000  
Freehold

our ref: CNN8912



# KEY FEATURES



3

- DELIGHTFUL DETACHED HOUSE
- EXTREMELY DESIRABLE POSITION



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- CLOSE TO FISTRAL BEACH
- PRIVATE ENCLOSED GARDENS
- SOUTH WEST FACING GARDENS
- OPEN PLAN KITCHEN/DINER WITH CONSERVATORY



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- THREE DOUBLE BEDROOMS
- GARAGE AND DRIVEWAY PARKING

Energy rating (EPC) **D**

Council tax band: **D**

- NEW BATHROOM IN 2024
- QUIET CUL-DE-SAC

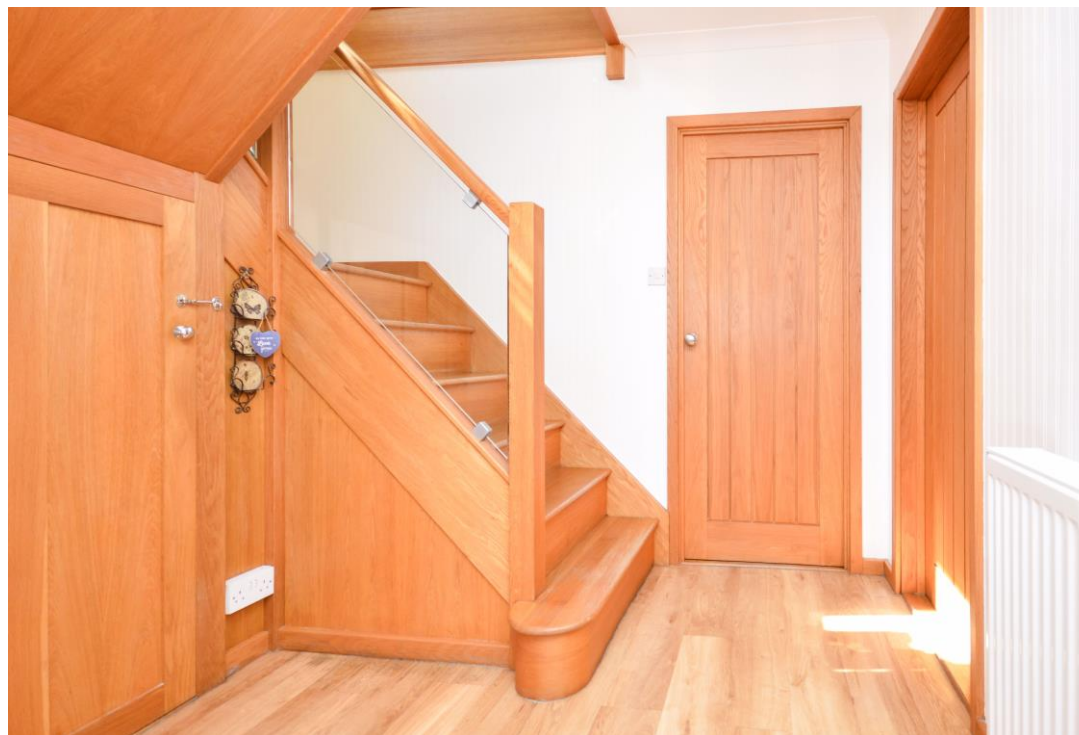
## SUMMARY

This delightful, fully detached family home is positioned in the revered original section of Penmere Drive within a short walk to the world famous Fistril Beach and beautiful Gannel Estuary. Tucked away at the head of a small and quiet side cul-de-sac. The location, position, and style are just perfect for modern family needs in this great coastal location.

The fully detached family home has a large brick paved driveway to the front with enclosed lawned garden, there is side gated access and a fully detached garage. The driveway provides comfortable off street parking for three to four vehicles and the garage has up and over door with mains power connected, plumbing for white goods to the rear and a rear door out onto the gardens which is close to the back door from the kitchen.

Entering the property there is a spacious hallway with feature, custom built, natural oak and glass staircase rising to the first floor. On the half landing there is a window flooding this area with natural light, all of the internal doors have been upgraded for oak as well. Usefully there is a ground floor WC suite which houses a replacement gas fired combi boiler for hot water and central heating throughout.

Additionally on the ground floor there is a front facing living room, spacious yet cosy with ample space for family sized furniture and a wonderful natural stone open fireplace with chunky oak mantle. The wall between the living room and dining section is a stud



partition so with minor alterations could be opened into one large contemporary open plan living space if desired.

Positioned to the rear there is an open plan kitchen/diner that spans across the back of the property. The kitchen has a modern range of solid oak shaker style units with co ordinating worksurfaces and splashbacks. There is an integrated eye level double oven, surface mounted five ring hob, canopy extractor and undercounter fridge. As mentioned, there is space within the garage that is next to the back door from the kitchen for further white goods that doubles as a utility.

From the dining section there is an open arch through to a rear extended conservatory, a wonderful secondary living space with pretty views out over the gardens and patio doors.

Off from a spacious first floor landing which like the hallway is flooded with light from the half landing window there is useful airing cupboard and access towards to all of the first floor accommodation. This includes three good sized double bedrooms, the front facing main bedroom and glimpses towards the Gannel and a newly renovated, main family bathroom which has a smart walk in double shower with separate bath and white suite with a mix of modern dark sage and white metro tiles throughout.

In addition to the gas fired central heating there is UPVC double glazing throughout. Presented in good modern order with further potential to make your mark if required.

One of the biggest features of the property without question is its gardens to the rear. For the locality its rare to find gardens that are both completely enclosed, totally private but also enjoying sunshine throughout the day

and the evening with a south west facing aspect and no windows looking on, this is a fantastic garden. More than big enough for a family to relax and children to safely play but not so big that it will take all your time to maintain. From the conservatory there is a block paved lower patio up to a level lawned garden, enclosed by mature planting including climbers, fruit trees and alike. Just the perfect place to unwind after a busy day on the beach, over a family BBQ or a cold relaxing drink.

Agent's Note: Please be advised that we are obliged to inform all prospective buyers that the vendor of this property is a member of staff of Newquay Property Centre.

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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 4

Heating and hot water: Gas Central Heating for both

Accessibility: Step to entrance

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Hallway

11' 5" x 7' 2" (3.48m x 2.18m)

## Ground Floor WC

4' 10" x 4' 7" (1.47m x 1.40m)

## Living Room

12' 8" x 13' 4" (3.86m x 4.06m)

## Kitchen/Diner

23' 10" x 8' 10" (7.26m x 2.69m)

## Conservatory

11' 0" x 11' 0" (3.35m x 3.35m)

## First Floor Landing

12' 0" x 6' 4" (3.65m x 1.93m)

## Bedroom One

11' 8" x 11' 6" (3.55m x 3.50m)

## Bedroom Two

14' 3" x 8' 10" (4.34m x 2.69m)

## Bedroom Three

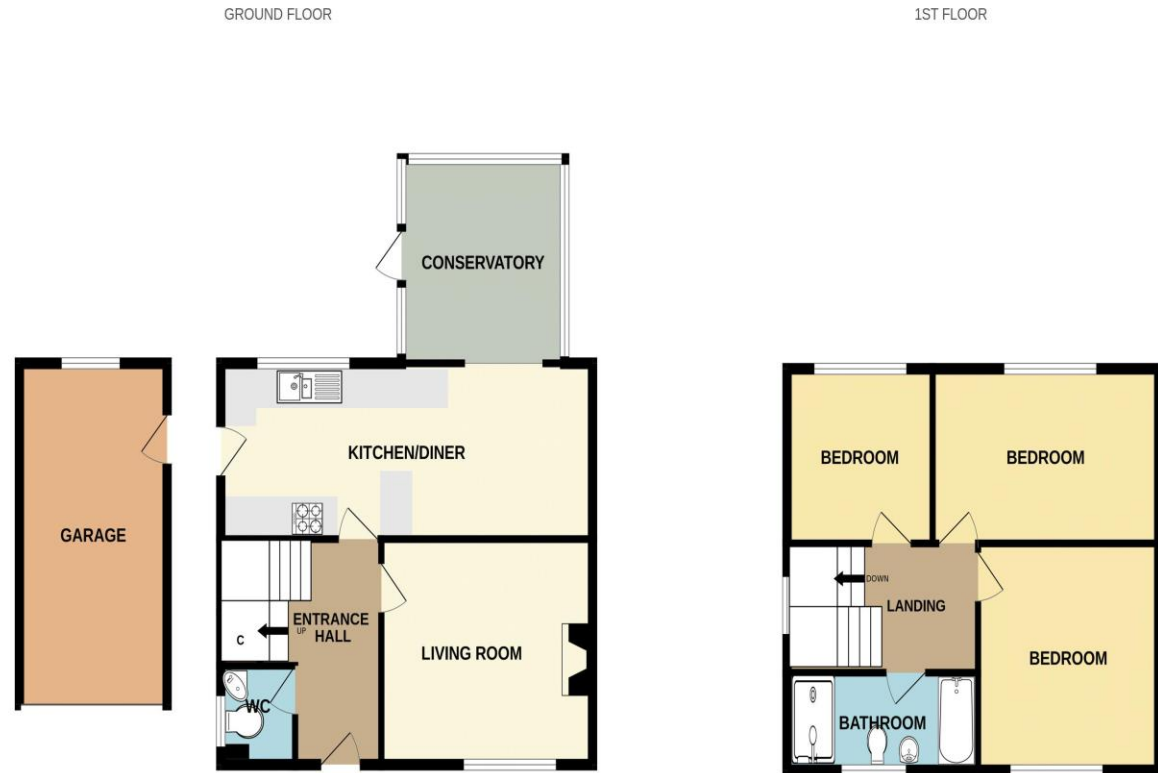
9' 5" x 8' 10" (2.87m x 2.69m)

## Family Bathroom

11' 9" x 4' 8" (3.58m x 1.42m)

## Detached Garage

17' 2" x 9' 4" (5.23m x 2.84m)



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