



1 Bluebells, Sunnyside Park, Quintrell Downs, Newquay, Cornwall, TR8 4SA

NEW IN 2022. A GORGEOUS 45 X 20 FULLY RESIDENTIAL PARK HOME. IMMACULATE TWO BEDROOM ACCOMODATION INCLUDING MASTER ENSUITE, WOW FACTOR OPEN PLAN LIVING, PARKING FOR THREE. ON ARGUABLY ONE OF THE BEST PLOTS AT SUNNYSIDE PARK. STUNNING SOUTH FACING COUNTRY VIEWS.

£259,950
Leasehold

our ref: CNN9788

KEY FEATURES



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1



2

Energy rating (EPC)

Council tax band: **A**

- LUXURY FULLY RESIDENTIAL PARK HOME
- IMMACULATE 2022 PATHFINDER LIGHTHOUSE
- PRIME CUL-DE-SAC LOCATION WITH GREAT PARKING
- STUNNING COUNTRYSIDE VIEWS
- OPEN-PLAN LAYOUT WITH VAULTED CEILINGS
- 2 DOUBLE BEDROOMS INC LUXURIOUS MASTER ENSUITE
- SPACIOUS THREE-SIDED GARDENS
- FULL-WIDTH SUN TERRACE
- SPECIFICALLY FOR THE OVER 50'S
- MAINS ELECTRIC, WATER, DRAINAGE AND PRIVATE GAS

SUMMARY

Welcome to 1 Bluebells on Sunnyside Park in Quintrell Downs, Newquay's newest and most coveted luxury residential park home site. Nestled in the tranquillity of Sunnyside Park, Bluebells is an exclusive cul-de-sac comprising only 5 homes, discreetly positioned at the bottom of the park, offering unparalleled serenity and stunning views of neighbouring fields and countryside.

This immaculate residence, new in 2022, is nothing short of spectacular. As you approach, the excellent positioning becomes immediately apparent – situated at the end of the cul-de-sac with no throughfare traffic, occupying a desirable corner plot, and boasting ample paved parking at the front. Bluebells is not just a home; it's a statement of refined living. Step into luxury through the entrance into an open hallway that leads to the heart of the home – a spacious, open-plan lounge/diner/kitchen, offering a perfect blend of elegance and functionality. The lounge/diner is bathed in natural light from dual-aspect windows and patio doors, creating a bright and inviting space accentuated by vaulted ceilings. The kitchen is a chef's dream with sleek



two-tone white and grey gloss finish units, complemented by top-of-the-line integrated appliances, including an eye-level oven, hob, extractor, dishwasher, washing machine, and fridge/freezer. Enjoy meals at the stylish breakfast bar with gorgeous quartz stone work surfaces. A rear utility area with a back door adds to the practicality of the space.

1 Bluebells features two double bedrooms, with the master bedroom boasting a walkthrough dressing area and a luxurious ensuite bathroom. The ensuite is a masterpiece with a contemporary roll-top bath, washbasin within a vanity unit, wc, and on-trend tiling. The additional main bathroom follows suit this time with a large walk-in shower in place of a bath, ensuring both convenience and sophistication.

Throughout the home, you'll find UPVC double glazing and LPG gas-fired central heating, ensuring comfort and energy efficiency. The gardens, extending to three sides. A highlight is the spacious rear terrace that provides the perfect vantage point to soak in the breathtaking views. The neatly enclosed gardens are adorned with a fitted shed and enclosed by a charming picket fence.

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THE LEASE:

Length of Lease: Tenure in perpetuity

Lease Start Date: New in 2022

Ground rent: £154.40 PCM

Ground rent review period: Annually

Freeholder: Sunnyside Parks LTD

Management Company: Sunnyside Parks LTD

Residential letting: No

Holiday letting: No

Pets: Yes

Any other relevant lease info: Minimum age stipulation for persons aged 50 & over

ADDITIONAL INFO

Tenure: Leasehold

Utilities: Mains Electric, Water & Drainage. Private Avanti Gas.

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 3

Heating and hot water: Private Avanti Gas for both

Construction: Park Home

Accessibility: Stepped Entrance

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Hall

12' 6" x 9' 1" (3.81m x 2.77m) L-Shaped (Max Measurements)

Open Plan

Lounge/Kitchen/Diner

32' 1" x 18' 10" (9.77m x 5.74m) L- Shaped (Max measurements)

Lounge/Diner Area

18' 10" x 16' 4" (5.74m x 4.97m)

Kitchen/Utility Area

16' 2" x 9' 2" (4.92m x 2.79m) Max Measurements

Main Shower Room

6' 7" x 6' 1" (2.01m x 1.85m)

Master bedroom

9' 2" x 9' 2" (2.79m x 2.79m)
Plus Wardrobes

Walk through Dressing Room

8' 2" x 3' 10" (2.49m x 1.17m)

Bathroom

7' 2" x 5' 7" (2.18m x 1.70m)

Bedroom 2

10' 7" x 9' 1" (3.22m x 2.77m)
Including Wardrobes

LIKE TO KNOW MORE?

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