



NEWQUAY
PROPERTY
CENTRE

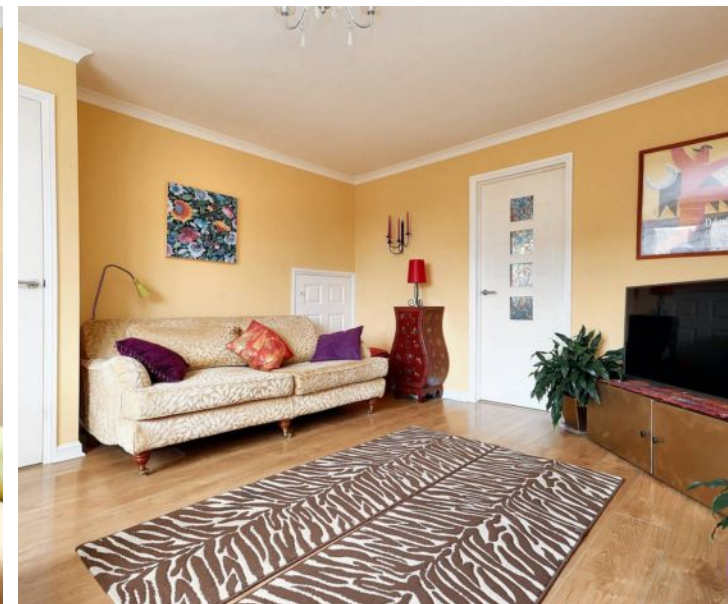
36 Parc Godrevy, Newquay
£375,000

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Newquay, Newquay

QUIETLY POSITIONED THREE-BEDROOM LINK-DETACHED HOME WITH GARAGE, SUNNY GARDEN AND VIEWS OF THE RIVER GANNEL, JUST MOMENTS FROM FISTRAL BEACH. MODERN OPEN-PLAN KITCHEN/DINER, BRIGHT LIVING SPACE, AND EASY ACCESS TO COASTAL WALKS, SURFING AND WATERSPORTS. ENJOY THE BEST OF NEWQUAY'S BEACH AND ESTUARY LIFESTYLE.

- QUIET ELEVATED POSITION IN SOUGHT-AFTER PARC GODREY
- CLOSE TO FISTRAL BEACH AND RIVER GANNEL
- THREE-BEDROOM LINK-DETACHED FAMILY HOME
- MODERN OPEN-PLAN KITCHEN AND DINER
- BRIGHT LIVING ROOM WITH FRONT-ASPECT WINDOW
- VIEWS OF THE RIVER GANNEL FROM UPSTAIRS
- LOW-MAINTENANCE TIERED REAR GARDEN WITH DECKING
- GARAGE WITH POWER, LIGHTING AND WATER TAP
- PERFECT FOR COASTAL LIVING AND OUTDOOR LIFESTYLE
- ALL MAINS SERVICES





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Perfectly positioned for enjoying Newquay's most iconic natural treasures, this three-bedroom link-detached home sits at the top of the sought-after Parc Godrevy development in a quiet, elevated spot. Just moments from the world-famous Fistral Beach and the tranquil River Gannel, you can wander down for an early morning surf, enjoy golden sunsets over the sand, or spend lazy afternoons paddleboarding along the winding estuary. From the top floor, the property boasts delightful views across the Gannel, bringing a touch of coastal magic to everyday life.

Stepping inside, you're greeted by a welcoming hallway with space for coats and shoes, stairs to the first floor, and access to the bright, front-aspect living room. This inviting space is perfect for relaxing after a day by the sea, with a large window, an under-stair storage cupboard, and stylish laminate wood-effect flooring that flows seamlessly from the hallway.



To the rear, the heart of the home is the recently reconfigured open-plan kitchen and dining area. Flooded with natural light and overlooking the garden, it's a sociable space where you can cook, eat, and catch up with friends and family. The refitted kitchen includes a range of wall and base units, a breakfast bar for casual coffee mornings, worktops with ceramic-tiled splashbacks, an electric oven with gas hob and extractor, an integral washing machine, and a freestanding fridge-freezer. There is also a wall-mounted gas combi boiler situated within the kitchen. A UPVC door opens directly onto the rear garden, making summer barbecues and al fresco dining effortless.

Upstairs, the spacious landing leads to three bedrooms and a family bathroom. The two double bedrooms are generously sized, with the second and third rooms enjoying lovely views of the River Gannel – the perfect backdrop to wake up to. In the first and second bedrooms, freestanding wardrobes will remain as part of the sale, providing practical storage without compromising floor space. The third bedroom is a large single, ideal for guests, a nursery, or a home office. The bathroom features a panelled bath with shower over, a low-level WC, vanity sink unit with storage, a fitted mirror, and a heated towel rail.

Outside, the low-maintenance, tiered rear garden has steps leading to a sunny decked seating area, surrounded by decorative stone and mature shrub borders. It's a peaceful spot for enjoying morning coffee, soaking up the afternoon sun, or unwinding with a glass of wine on warm evenings. There is gated side access and a personal door into the garage, which is equipped with an up-and-over door to the front, a rear access door, power, lighting, and a water tap.

Blending coastal charm with modern comfort, this is a home where you can truly embrace the Newquay lifestyle – quiet mornings, beach days on repeat, and the river just a glance away from your bedroom window.



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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

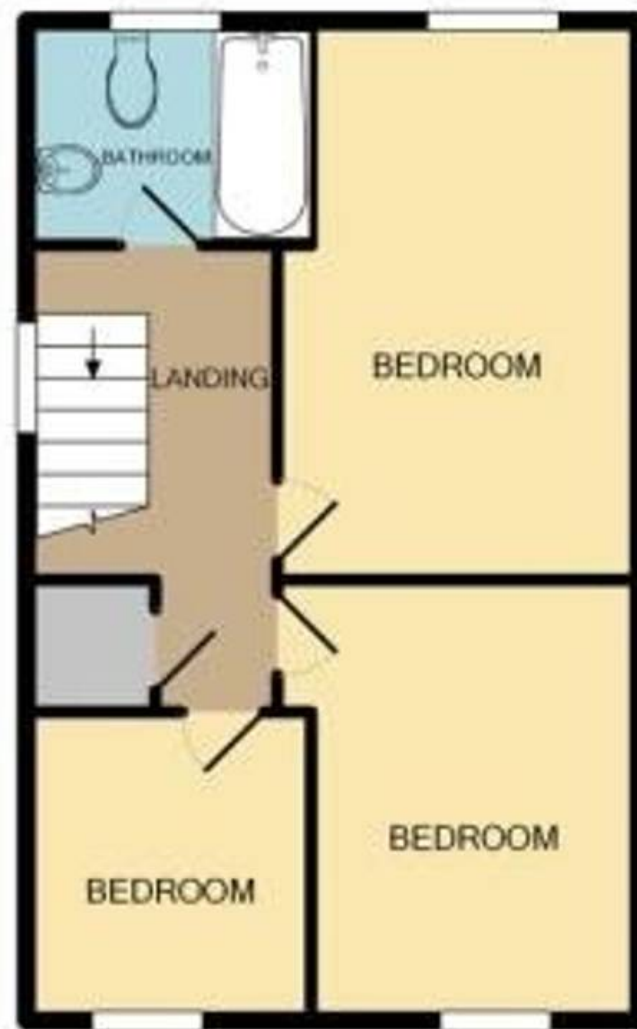
EPC Environmental Impact Rating:







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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