



## 19 Gannel View Close, Lane, Newquay, Cornwall, TR8 4NH

A LOVELY, MODERN THREE BEDROOM BUNGALOW TUCKED AWAY AT THE HEAD OF A QUIET SUBURBAN CUL DE SAC, WITH OPEN PLAN LIVING SPACES INCLUDING MODERN KITCHEN AND FEATURE LOG BURNER, AS WELL AS SUNNY WEST FACING GARDENS DISTANT VIEWS AND OFF-STREET PARKING FOR TWO.

£310,000  
Freehold

our ref: CNN10169

## KEY FEATURES



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- MODERN & REFURBISHED BUNGALOW
- THREE BEDROOMS
- LOVELY WEST FACING GARDENS
- EXCELLENT ORDER & MODERN DECOR
- COSY MULTI FULE BURNER
- PARKING FOR TWO
- CONTEMPORARY DOUBLE SHOWER SUITE
- END OF CUL-DE-SAC IN QUIET SUBURBAN AREA
- 14FT SHED/UTILITY WITH OUTDOOR SHOWER



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Energy rating (EPC) **D**

Council tax band: **B**

## SUMMARY

Nestled in the tranquil suburban outskirts of Newquay, Gannel View Close is an idyllic locale just two miles from the bustling town centre. This area offers the convenience of major supermarkets and highly regarded schools nearby, with the beautiful Porth Beach also within a two-mile radius.

Tucked away at the end of a peaceful cul-de-sac, the property enjoys a secluded position, shielded from through traffic.

This superb three-bedroom bungalow has been meticulously maintained and upgraded, showcasing a delightful open plan layout encompassing the lounge, diner, and kitchen. The accommodation includes three bedrooms, a modern refitted shower suite, ample parking, and enchanting west-facing gardens.

Upon arrival, off-street parking for two cars is provided at the front, alongside a small lawned garden with a concrete path and bespoke fitted log store before the main entrance.



Stepping inside, the reception area unfolds into an inviting open plan space comprising the lounge/diner at the front and the kitchen at the rear, offering direct access to the gardens. The lounge/diner boasts generous room for living and dining furniture, featuring a contemporary multi-fuel burner. The kitchen is equipped with quality white gloss finish units, integrated oven and hob, additional white goods spaces, and a rear door leading to the gardens.

A doorway from the living space leads to a small hallway, granting access to the remaining accommodation. The property includes three well-proportioned bedrooms, two situated at the rear and one at the front.

The modern shower suite has been fully revamped with a sleek white suite including a shower, wash basin, and WC, complemented by stylish white Metro-style tiles with grey grout.

The rear gardens are a standout feature, offering an open outlook towards the Gannel Estuary and Crantock, benefiting from westerly sunshine ideal for relaxation. A slightly elevated deck area off the kitchen serves as a sun trap, leading via steps to a formal

stone chipped garden enclosed by perimeter fencing. Notably, the garden features a bespoke outdoor hot & cold shower and a 14ft fitted shed with full power and plumbing connections, doubling as utility space and storage.

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## ADDITIONAL INFO

Utilities: Mains Services Electric, Water and Drainage

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

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

Parking: Driveway, Parking x2

Heating and hot water: Immersion and Log Burner

Planning: Ongoing Development growth locally, potential for future development in surrounding area.

Accessibility: Level

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Open Plan

### Lounge/Kitchen/Diner

19' 6" x 10' 9" (5.94m x 3.27m) L-shaped

## Inner Hallway

10' 5" x 2' 7" (3.17m x 0.79m)

## Bedroom 1

11' 2" x 10' 8" (3.40m x 3.25m)

## Bedroom 2

10' 0" x 8' 2" (3.05m x 2.49m)

## Bedroom 3

7' 0" x 7' 0" (2.13m x 2.13m)

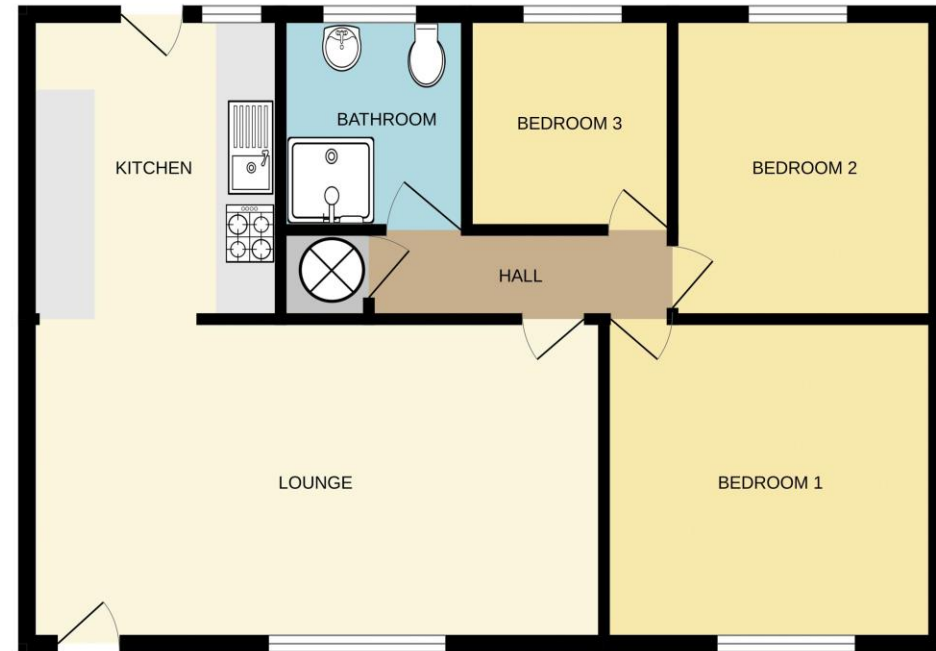
## Shower Room

7' 0" x 6' 4" (2.13m x 1.93m)

## Shed/Utility

14' 0" x 8' 0" (4.26m x 2.44m)

## GROUND FLOOR



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