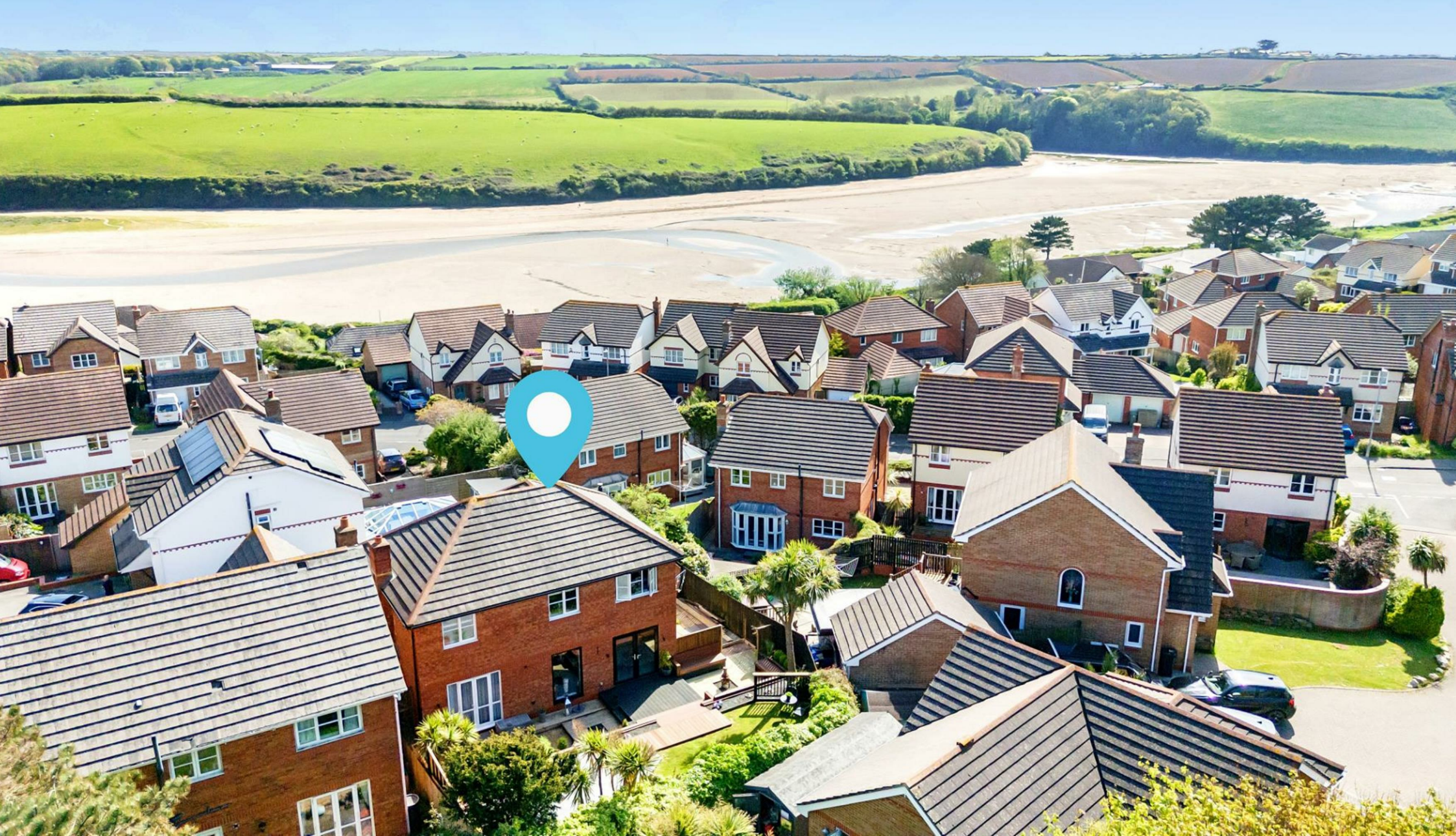


199 Penmere Drive
Newquay

david ball
| LUXURY COLLECTION |



Welcoming to the market this superb example of the Salisbury house type in Penmere Drive, totalling 1623 sqft, the entire home has been meticulously refurbished including the rear garden, this is truly a must see in person property.

Guide Price £569,950 Freehold

Key Features

- Substantial 1623 sqft family home
- 175m to the Gannel Estuary
- Four bedrooms
- Principal en-suite
- Lounge and Kitchen/Diner
- Double garage
- Private landscaped rear garden
- Italian stone kitchen work surfaces
- Separate utility room
- Nest thermostat controlled central heating



The Property

Step into this inviting abode through a spacious entrance hallway, with the bonus of understair storage and a downstairs WC, doors lead into the kitchen/diner and separate family lounge, stairs lead to the first floor.

The lounge is equipped with a surround sound setup and Phillips Hue lighting based around the focal point media wall with open gas fireplace and recessed TV space. Double doors lead out to the rear garden patio and the front south facing bay window provides ample natural light.

The heart of the home is the open plan kitchen/diner with a modern fitted kitchen that boasts italian stone worktops and solid oak breakfast bar, as well as a range of integrate electric appliances including an electric oven, microwave oven, warming draw, 5-ring induction hob, full height fridge, and dishwasher. The undermounted composite sink with milled drainage completes the kitchen along with the Cornish stone tiled flooring that flows into the dining space. This area features a recessed ceiling with Phillips Hue lights, a wine cooler and floor to ceiling window over looking the decking and double doors that lead out into the garden. Off of the kitchen is the utility equipped with various units and a worktop whilst housing the freezer and washing machine, the side garden can also be accessed.

The principal bedroom is a grand room with wardrobe space that over looks the garden and also boasts an en-suite with corner shower unit, a recessed vanity mirror with shelf, wall mounted washhand basin and WC. Bedroom Two is a double and the fourth single bedroom both overlook the garden whilst bedroom three has countryside views with Gannel Estuary glimpses. To complete the property the family bathroom features a tiled bath unit with a shower and a linen cupboard for added storage.





Externally

The private enclosed rear garden has been meticulously landscaped and designed to be the perfect entertaining area both during the day and into the evening, with LED lights in the decking and external power sockets. The split levels provide distinct areas in which to entertain or relax as well as being able to maintain a lawn. The established planters that border the garden provide an additional layer of privacy. The decking also wraps around to the side garden where the garage can be accessed.

To the front of the property there is parking for up to 5 cars as well as the double garage with a pitched roof for storage and is power connected.



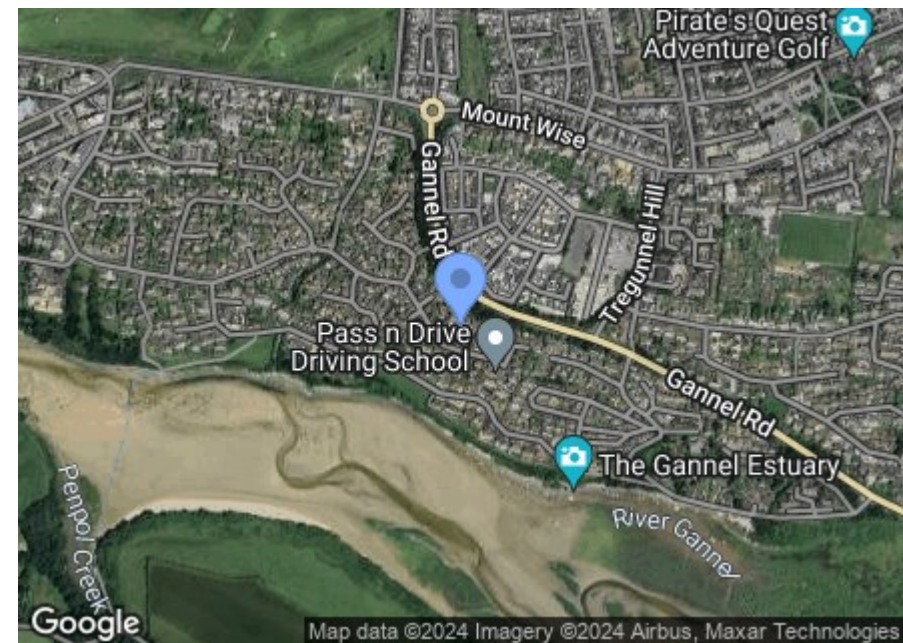


The Location

Nestled in a top of the cul-de-sac location at the end of Penmere Drive this home occupies a private and quiet position, the property enjoys being just 175 meters away from the picturesque banks of the River Gannel tidal estuary, that flows out to Crantock Beach, renowned for its glorious sandy dunes, extending towards the captivating expanse of the Atlantic Ocean.

In close proximity lies the protected headland of Pentire, positioned between Fistral Beach and the stunning River Gannel Estuary. Notably, it is home to the Lewinnick Lodge, a boutique eatery and hotel with a spectacular setting. The Gannel Estuary serves as a natural divide between the charming village of Crantock and Newquay. At high tide, when pedestrian access to the sandy passage is limited, a charming ferry from the Fern Pit Café offers a ferry, a delightful way across.

Conveniently, Newquay International Airport is situated approximately seven miles away, offering residents domestic and international nearby.



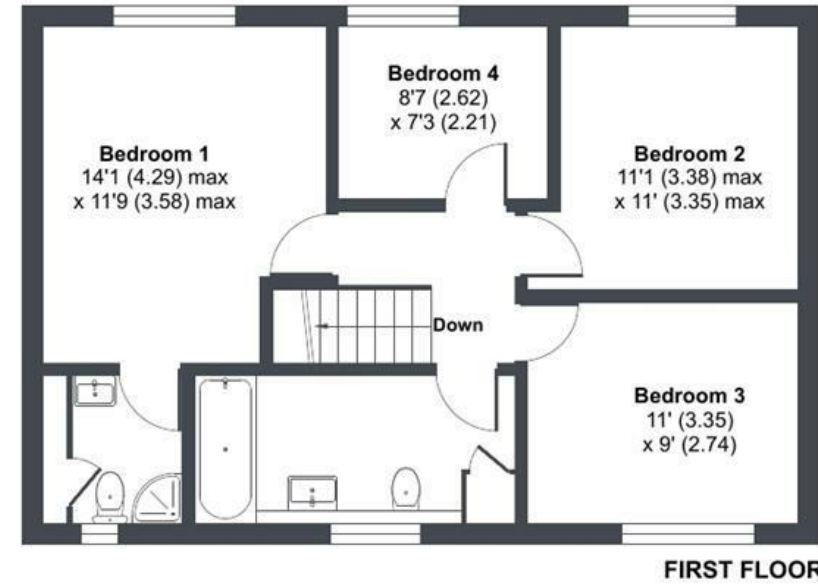
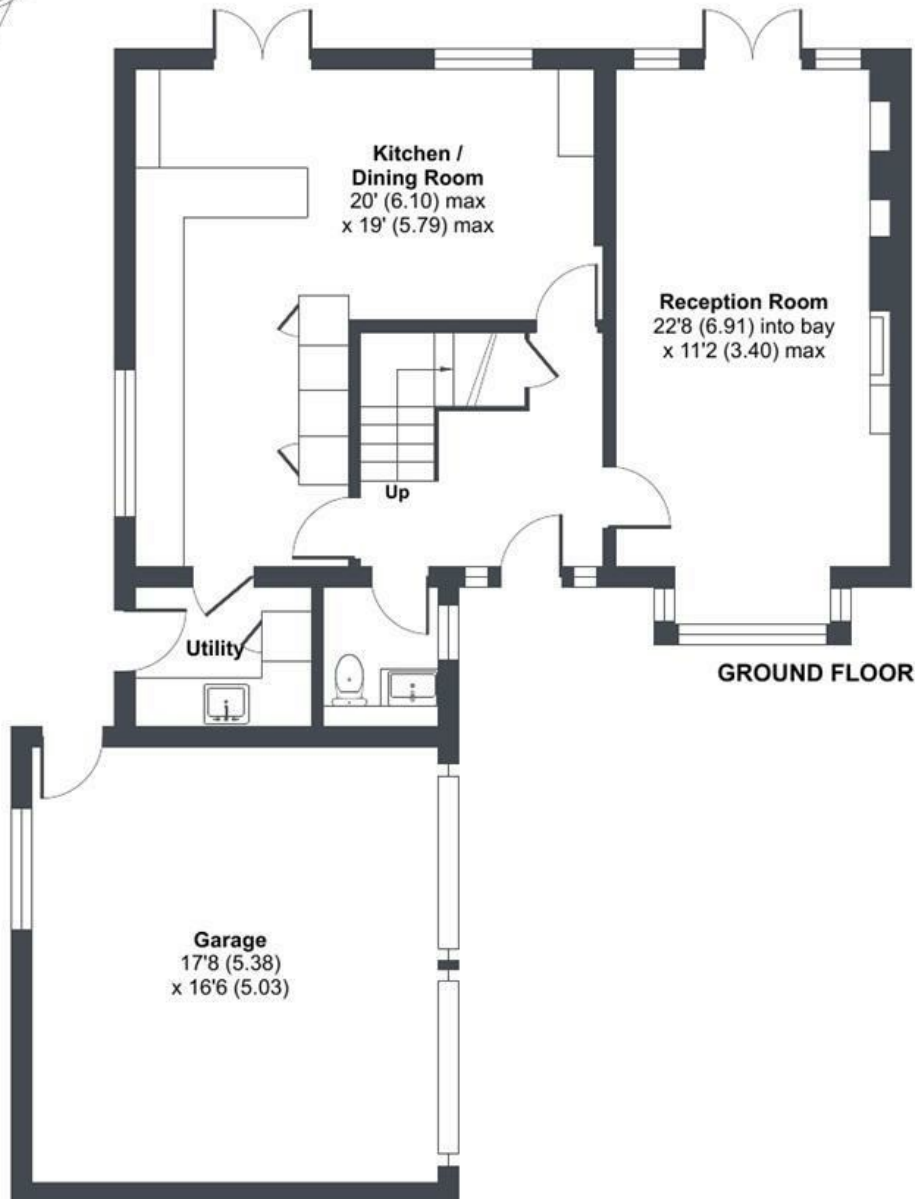
Penmere Drive, Newquay, TR7

Approximate Area = 1331 sq ft / 123.6 sq m

Garage = 292 sq ft / 27.1 sq m

Total = 1623 sq ft / 150.7 sq m

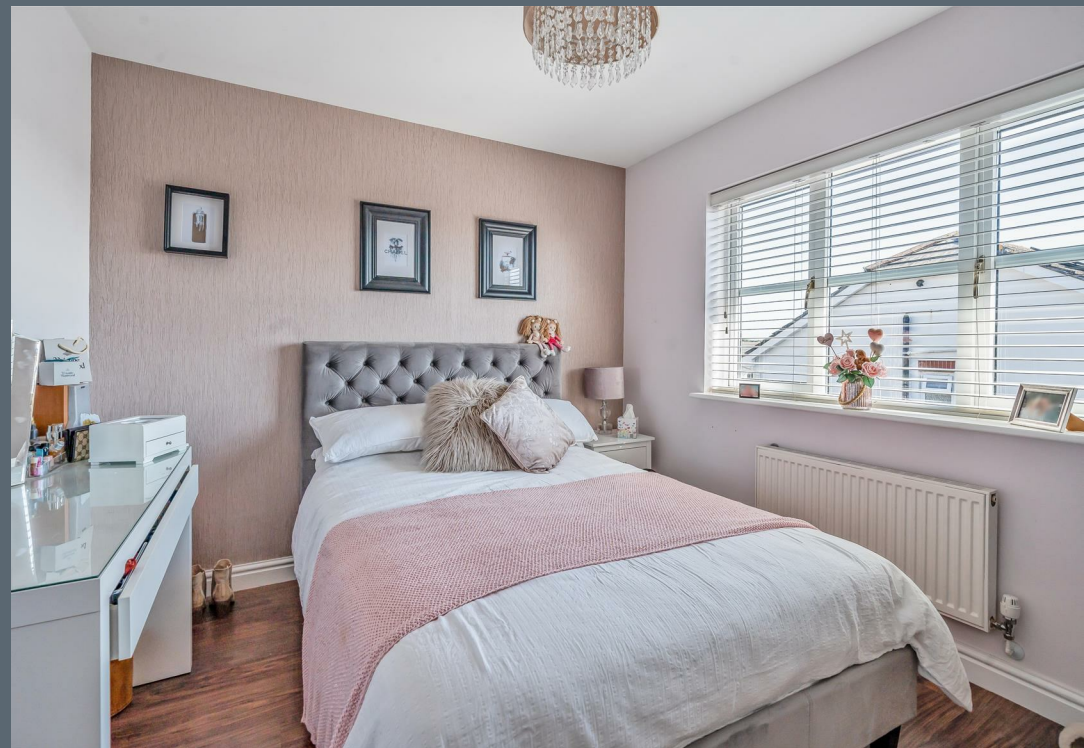
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2024. Produced for David Ball Agencies. REF: 1109730





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