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Sun Ray Palm Gannel Road, Newquay TR7 2AG

£950,000

WELCOME TO SUN RAY PALM!

A THREE YEAR OLD LUXURIOUS AND INDIVIDUAL FOUR DOUBLE BEDROOM FAMILY HOME WITH JAW DROPPING RIVER GANNEL VIEWS AND SUPREME ATTENTION TO DETAIL THROUGHOUT. THIS PROPERTY IS PERFECT FOR FAMILY LIFE BY THE SEA!

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / BEDROOMS: 4 / BATHROOMS: 3

FEATURES:

- LUXURIOUS FOUR BEDROOM HOME
- FLAWLESSLY PRESENTED THROUGHOUT
- ONLY THREE YEARS OLD
- EXCEPTIONAL VIEWS OF THE RIVER GANNEL
- LARGE DRIVEWAY AND A GARAGE
- UNDER FLOOR HEATING
- PRIVATE, ENCLOSED REAR GARDEN
- NO ONWARD CHAIN
- GORGEOUS SOUTH FACING BALCONY
- WALKING DISTANCE TO THE TOWN AND MANY BEACHES

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DESCRIPTION:

THE LOCATION:

Welcome to Sun Ray Palm, a unique, detached coastal home positioned on a sought after spot with sensational views of The River Gannel. This luxury property is flawlessly presented, only three years old, and is sure to make you smile!

The thriving town centre, the world famous Fistral and Crantock beaches and miles of beautiful coastal walks are mere minutes away. Newquay has a thriving high street, with plenty of local small businesses to support. Within a few minutes walk you'll reach Fistral Beach which is one of the world's top surfing destinations and is a play ground for water sports enthusiasts with plenty of opportunities to learn to surf. It hosts a number of UK surf competitions including Boardmasters. The River Gannel is a truly special place, a Mecca for watersports lovers at high tide and a beautiful, peaceful place to walk when the tide recedes. You could walk for miles and stop for multiple ice creams on the way!

THE PROPERTY: (172 sqm)

This is a house you will be proud to call home! The current owners have created a truly unique and wonderful home with River Gannel views from many rooms and a huge south facing sun terrace, ample parking, a good size, private rear garden and a garage.

Stepping through the front door into the hallway, the first impressions are exceptional. The oak staircase acts as a real focal point in this area. All four double bedrooms can be found on the ground floor, the main bedroom at the front, one at the rear and two at the side. Three of the bedrooms have built in wardrobes and they are all finished to a luxurious standard with sumptuous carpets. The main bedroom is served by a gorgeous, sleek en suite shower room and has doors opening into the south facing courtyard, a great spot for a morning coffee in the sun!

The impressive first floor, is open plan, has a vaulted ceiling and is exceptionally spacious with the added benefit of a log burner. You will immediately be drawn to the south facing balcony and impressive River Gannel views accessed by a full wall of bi-folding doors. If ever there was a room built for entertaining and spending time together as a family, surely this is it!

The family kitchen really does offer the very best of contemporary design and functionality with top of the range Bosch integrated appliances including a coffee machine, double oven, microwave and wine cooler. There's ample space for relaxing and dining with friends and family with direct access to the rear garden... you are likely to spend a lot of time in this area as there's enough space on offer to dine alfresco or enjoy your morning espresso/evening wine as the sun rises and sets in the distance.

Also, on the first floor you will find a well equipped utility room and a cloakroom.

The garden at the rear is laid mainly to lawn, it is well stocked and private with a wide variety of established, well cared for shrubs and plants suited to the coastal environment. At the side, there's another area of lawn and off from the main bedroom is a large, sheltered south facing patio area.

At the front, there is ample driveway parking with access to the garage.

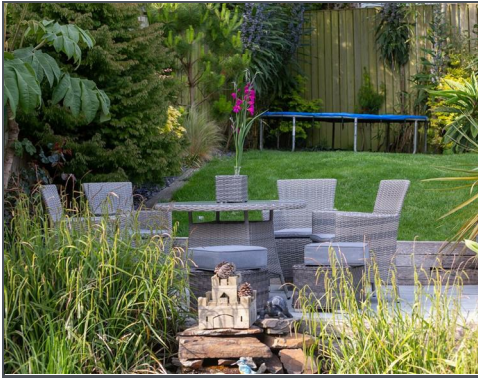
This property has underfloor heating throughout with each room having its own zone control.

In summary, properties like this are rare! The flawless condition, superb location and sensational views make for the perfect home, suitable as a permanent family residence or lucrative investment property.

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Enntrance
4.88m x 2.51m (16'0 x 8'3)

Bedroom 1
4.52m x 3.56m (14'10 x 11'8)

En Suite
2.13m x 1.12m (7'0 x 3'8)

Bedroom 2
5.11m x 2.90m (16'9 x 9'6)

Bedroom 3
5.11m x 2.59m (16'9 x 8'6)

Bedroom 4
4.39m x 2.74m (14'5 x 9'0)

Garage
5.31m x 4.42m (17'5 x 14'6)

Living/Diing/Kitchen
10.80m x 7.34m (35'5 x 24'1)

Utility
2.59m x 1.65m (8'6 x 5'5)

Cloakroom
1.63m x 1.42m (5'4 x 4'8)

Terrace
8.76m x 1.45m (28'9 x 4'9)

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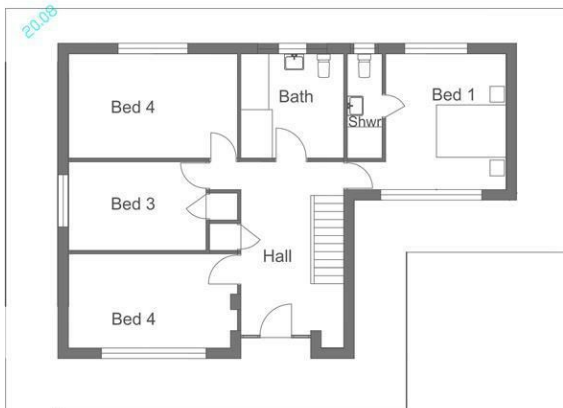
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FLOORPLAN:



First Floor Plan



Ground Floor Plan

Proposed House, Plot at Gannel Road, Newquay
for Mr R Budrikis

Plng App 2 D1E GF Plan 1:100 23.03.2018

revD 28.11.18 4th bed.gf windows
revE 28.11.18 4th bed.gf windows

CAdesign

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(02-10) A		
(11-20) B		
(21-30) C		
(31-40) D		
(41-50) E		
(51-60) F		
(61-70) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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