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2 Carneton Close, Newquay TR8 5RY

£595,000

A 'DREAM HOME' IN THE MOST IDYLIC COASTAL VILLAGE LOCATION. THIS GORGEOUS THREE DOUBLE BEDROOM BUNGALOW HAS BEEN EXTENDED, COMPLETELY RENOVATED AND RECONFIGURED IN RECENT YEARS OCCUPYING A GENEROUS, WELL ESTABLISHED AND PRIVATE PLOT JUST A SHORT WALK TO CRANTOCK BEACH.

PROPERTY TYPE: Bungalow - Detached

RECEPTIONS: 1 / BEDROOMS: 3 / BATHROOMS: 2

FEATURES:

- EXCEPTIONAL COASTAL HOME
- FLAWLESSLY PRESENTED
- THREE DOUBLE BEDROOMS
- GARAGE AND GATED DRIVEWAY
- COMPLETELY RENOVATED, EXTENDED AND RECONFIGURED
- OPEN PLAN LIVING
- BEAUTIFULLY LANDSCAPED GARDENS
- OIL CH
- WALKING DISTANCE TO CRANTOCK BEACH

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DESCRIPTION:

Carneton Close is a well established and very desirable development of well presented bungalows, just minutes from the beach. Crantock village is nestled away in a sheltered position surrounded by the dramatic north cornish coast, only a few miles from the vibrant town of Newquay and just 13 miles from Truro. The charming and un-spoilt village of Crantock has a well supported local community and a variety of independent shops, cafes, traditional pubs and a village hall.

Crantock Beach is truly beautiful with a huge expanse of golden sand, dunes and rock pools. To the east, the River Gannel is popular with paddle boarders and swimmers. At low tide, you can walk over to Newquay via the foot bridge and at high tide, a ferry will take you across the river safely.

No 2 Carneton Close occupies a generous, private and sheltered plot. It has been completely transformed, extended and reconfigured by the current owners who have created a bright, spacious family home with a real feel of luxury.

When reconfiguring this property the existing owners vision was to create a home that encouraged connection with plenty of space for the whole family to relax both inside and outdoors. Upon entering this property, the first impressions are exceptional. a bright hallway greets you and guides you into the triple aspect Kitchen/Diner/Lounge on the right.

This extended family room is beautifully presented with plenty of space for cooking, dining and relaxing. With the patio doors open, the garden is really just an extension of the living space...what a great spot for some summer entertaining! This room loosely splits into a lounge area, a dining space and a practical kitchen with an island. The contemporary white gloss kitchen has all the mod cons you would expect with a real feel of luxury. The laminate flooring in this room really packs a punch and adds to the feel of luxury but is also highly practical...ideal for those sandy toes and paws!

As you venture down the hallway to the remainder of this property, you will find a large walk-in storage cupboard, three double bedrooms and a family bathroom. The main bedroom has which offers access to the rear garden via patio doors has a beautifully tiled en suite shower room. All of the bedrooms are decorated in modern, neutral tones with high quality carpets and two have built in wardrobes. The family bathroom is pristine with a 'P' bath and shower over.

This property has upvc double glazing and oil central heating throughout powered by a combination boiler located in the utility room at the rear of the hallway where there is space and plumbing for a washing machine and tumble dryer with a door to the rear garden. There are also owned solar panels generating an income of around £1500-£2000 per year.

Externally, the gardens wrap around this home. At the front, the garden faces south westerly enjoying all day sun right through the evening. The gardens have been lovingly cared for and well planted creating a good degree of privacy with a good size lawn at the rear, large enough for children to run around and play. There's outdoor power on both sides with a garden shed at the rear. The driveway is gated with ample parking for three cars and access to the single garage which is also integral to the house.

In summary, this incredibly well designed coastal home is brilliant in so many ways! With family friendly accommodation, spacious double bedrooms and low maintenance outside areas it ticks all the boxes!

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- Hallway
2.01m x 1.45m (6'7 x 4'9)
- .
- Utility Room
3.35m x 1.55m (11'0 x 5'1)
- .
- Garage
5.59m x 2.62m (18'4 x 8'7)
- .
- Kitchen Diner
5.89m x 3.84m (19'4 x 12'7)
- .
- Lounge
6.30m x 3.53m (20'8 x 11'7)
- .
- Bedroom 1
4.57m x 3.45m (15'0 x 11'4)
- .
- En Suite
2.90m x 2.87m (9'6 x 9'5)
- .
- Bedroom 2
4.39m x 3.07m (14'5 x 10'1)
- .
- Bedroom 3
3.58m x 3.05m (11'9 x 10'0)
- .
- Bathroom
2.59m x 1.65m (8'6 x 5'5)
- .
- Inner Hallway L-Shaped
6.58m x 1.65m (21'7 x 5'5)
- .

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FLOORPLAN:



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-101) 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		
	79	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-101) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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