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## Nairobi 71 Ulalia Road, Newquay TR7 2PZ

**£600,000**

AN IMPRESSIVE AND VISUALLY STRIKING DETACHED FIVE/SIX BEDROOM FAMILY HOME LOCATED ON ONE OF NEWQUAY'S MOST POPULAR AND FAMILY FRIENDLY STREETS WITH SCHOOLS, SHOPS, BEACHES, AND MANY SPORTING FACILITIES WITHIN A FEW MINUTES WALK.

PROPERTY TYPE: House - Detached

RECEPTIONS: 3 / BEDROOMS: 5 / BATHROOMS: 3

### FEATURES:

- IMPRESSIVE 5/6 BEDROOM RESIDENCE
- CHARACTER AND PERIOD FEATURES IN ABUNDANCE
- AMPLE PARKING FOR MULTIPLE CARS
- LOW MAINTENANCE GARDENS
- FLEXIBLE ACCOMMODATION WITH ANNEXE POTENTIAL
- PERFECTLY LOCATED FOR FAMILY LIFE
- PRESENTED TO A SUPERB STANDARD THROUGHOUT
- ALL MAINS SERVICES
- ROOF REPLACED IN 2022

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## DESCRIPTION:

Ulalia Road is a highly desirable street tucked away from the hustle and bustle yet within a short walk are two of Newquay's most beautiful beaches; Great Western and Tolcarne, both perfect for families and surfers!

Newquay offers something for everyone! Highly regarded nurseries, primary schools and secondary schools are prevalent throughout the area. This reality often makes Newquay a front runner for families who are purchasing a home with children in mind. The convenient location of this property also means that Trenance Park, The Heron Tennis club, The Boating Lake, popular schools and the main town centre are all within easy reach. Ulalia Road is an ideal location for families with so many amenities on your door step!

This impressive and visually striking architecturally designed family home is completely unique and unlike any nearby property with a nod towards traditional Kenyan architecture, there are many unusual and interesting features with enough space for the largest of families. 'Nairobi' is currently arranged as one home but has, in the past been split into an annexe and family home providing a lucrative income.

A grand entrance hallway with gorgeous original floorboards guides you into this property where the size of this property immediately becomes evident! At the front, with a gorgeous bay window the first room to greet you has been used as a bedroom and a second living room in the past. The main living room is sure to make you smile with a high domed ceiling, leaded windows and a log burner this family room has a real feel of luxury, perfect for the whole family to snuggle up and watch a film.

Also on the ground floor you will find three double bedrooms, all are a generous size with one offering access to the rear garden. The bedrooms are all decorated to a high standard with a mixture of floor boards and laminate flooring. Off from the hallway, you will find a second kitchen which was used for the annexe. This kitchen is well equipped with a range of modern units and space for an oven and fridge freezer. The main ground floor shower room wouldn't look out of place in a boutique hotel with stunning tiling, 'on trend' copper taps and a ceramic counter top basin. There's a useful separate wc next door to the shower room and an additional 'Wet Room' at the other side of the property.

At the rear, the dining room which has a log burner flows seamlessly into the kitchen which has a pantry and a door to the rear. This area is great for families and encourages connection, ideal for those with younger children and perfect for social occasions. Practically, the dual aspect kitchen offers a good range of navy blue cupboards with a slate floor and Belfast sink. There's space for an oven and fridge freezer.

The remaining two bedrooms can be found on the first floor. Both are bright and spacious with velux windows. The largest has an en suite cloakroom. This property has gas central heating throughout, the boiler is in the loft.

Externally, at the front, you will find a huge gravelled parking area with access to the garage. At the rear, the garden is neat, private and low maintenance with a mixture of paving and decking. At the front, the two verandas provide a peaceful spot to sit and relax with option of shade and sunshine!

In summary this property provides refined elegance not often seen at this price point...a house you will be forever proud to call 'home.'

Day Room / 2nd Lounge  
4.57m x 3.68m (15'0 x 12'1)

Bedroom  
3.28m x 3.18m (10'9 x 10'5)

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Main Lounge  
5.46m x 4.60m (17'11 x 15'1)

Shower Room  
1.52m x 1.35m (5'0 x 4'5)

2nd Kitchen  
3.28m x 3.05m (10'9 x 10'0)

Dining Room  
3.28m x 3.25m (10'9 x 10'8)

Kitchen  
4.45m x 2.84m (14'7 x 9'4)

Bedroom  
4.50m x 3.40m (14'9 x 11'2)

Bedroom  
3.78m x 3.76m (12'5 x 12'4)

Shower Room  
2.51m x 1.98m (8'3 x 6'6)

First Floor Bedroom  
5.08m x 3.43m (16'8 x 11'3)

First Floor Bedroom  
5.82m x 3.43m (19'1 x 11'3)

En Suite  
2.46m x 1.52m (8'1 x 5'0)

Garage  
5.11m x 2.87m (16'9 x 9'5)

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FLOORPLAN:

1ST FLOOR



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2023

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		78
	54	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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