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**24 Whitegate Road, Newquay TR7 2RF**

**£565,000**

A TRULY EXCEPTIONAL FOUR BEDROOM DETACHED BUNGALOW WITH A GORGEOUS EXTENSION OFFERING A FABULOUS FAMILY ROOM. LOCATED ON THE EVER POPULAR WHITEGATE ROAD WITH A WESTERLY FACING GARDEN AND PLANNING PERMISSION FOR A GARAGE CONVERSION.

PROPERTY TYPE: Bungalow - Detached

RECEPTIONS: 1 / BEDROOMS: 4 / BATHROOMS: 2

**FEATURES:**

- SUBSTANTIAL, EXTENDED BUNGALOW
- INCREDIBLE OPEN PLAN LIVING
- ONE OF NEWQUAY'S MOST DESIRABLE STREETS
- PLANNING PERMISSION TO CONVERT GARAGE
- UPGRADED AND FULLY REFURBISHED
- ALL MAINS SERVICES
- WESTERLY FACING, PRIVATE GARDEN
- MAIN BEDROOM WITH DRESSING ROOM AND EN SUITE
- HIGH QUALITY FINISH

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#### DESCRIPTION:

Over the years, Whitegate Road has quickly become a sought-after hotspot for home movers across Newquay. This charming street comprises on mainly beautifully kept detached bungalows on generous plots set well back from the road. The ever popular Chester Road shopping centre is just a short stroll away offering an array of day to day amenities including a bank, post office, coffee shop, butchers, bakers and hardware store. Newquay town centre is about a mile away and offers a range of individual shops through to well-known chain stores. From gastro pubs, bistros and casual dining establishments right through to lavish restaurants and bars; it's fair to say that however you like to shop, relax or spend your evenings - Newquay can offer something for you. 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. Walking distance to many beaches, the Heron Tennis Centre, The Sports Centre and Trenance Gardens this property offers far more than a place to simply rest your head at night...

In recent years this detached bungalow has been reconfigured, refurbished and extended. Meticulous planning, and a keen eye for every detail has resulted in a home that even the most discerning of buyers would be incredibly proud to call 'home'.

Upon entering this property the first room to greet you is the slate tiled porch, a recent addition offering plenty of shoe and coat storage, the L-shaped hallway with two large storage cupboards guides you through to a double bedroom with a picture window to the front and then into the open plan living space.

When reconfiguring this property the existing owners opted for an open plan layout with a strategic use of glass. Their vision was to create a home that encouraged connection with enough space for cooking, dining, relaxing and entertaining. This extended family room has two sky lanterns allowing the daylight to funnel through. With the bi-fold 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 a breakfast bar. The on trend navy blue kitchen has all the mod cons you would expect with a real feel of luxury. The solid wooden parquet 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 three more bedrooms and a family bathroom. The main bedroom suite which offers access to the rear garden via patio doors has a dressing area with ample storage and a beautifully tiled en suite shower room. All of the bedrooms are decorated in modern, neutral tones with high quality carpets. The family bathroom has a bath and separate shower.

This property has had replacement upvc double glazing in recent years and many other upgrades and addition including solid oak doors, replacement flooring and carpets, a full re-decoration and external cladding. There is gas central heating throughout powered by a combination boiler located in the loft.

If outdoor space is important to you, this westerly facing garden will be sure to impress. Capitalising on the afternoon and evening sun, this flat garden is sheltered, relatively flat, private and well established. At the front, there is ample driveway parking and access to the tandem garage, (also with a door from the kitchen.). There is currently planning permission granted for the garage to be converted into an annexe, (planning ref PA22/07524)

If you're looking for a low-maintenance, high-impact property that's sure to be the envy of all your friends then look no further.

Porch  
2.77m x 2.77m (9'1 x 9'1)

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L shaped Hallway  
4.42m x 2.74m (14'6" x 9'0")

Lounge Diner Kitchen  
8.43m x 7.26m max (27'7" x 23'9" max)

Bedroom 1  
4.04m x 3.12m (13'3" x 10'3")

Dressing Room  
2.82m x 1.55m (9'3" x 5'1")

En Suite  
2.92m x 1.52m (9'7" x 5'0")

Bedroom 2  
4.37m x 3.78m (14'4" x 12'5")

Bedroom 3  
3.78m x 3.18m (12'5" x 10'5")

Bedroom 4  
2.64m x 2.57m (8'8" x 8'5")

Bathroom  
2.57m x 1.88m (8'5" x 6'2")

Garage  
8.69m x 2.67m (28'6" x 8'9")

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FLOORPLAN:



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		72	83

England & Wales 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			

England & Wales EU Directive 2002/91/EC

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