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31 St. Annes Road, Newquay TR7 2SA

£515,000

AN EXCEPTIONALLY SPACIOUS FOUR/FIVE BEDROOM DETACHED HOUSE WITH FLEXIBLE LIVING ACCOMMODATION, AMPLE DRIVEWAY PARKING AND A DETACHED TWO BEDROOM ANNEXE LOCATED IN ONE OF NEWQUAYS MOST DESIRABLE RESIDENTIAL LOCATIONS JUST A FEW STEPS TO CHESTER ROAD.

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / BEDROOMS: 5 / BATHROOMS: 1

FEATURES:

- FOUR/FIVE BEDROOM HOUSE WITH A DETACHED SELF CONTAINED ANNEXE
- LARGE DRIVEWAY
- FLEXIBLE ACCOMMOADTION IDEAL FOR MULTI GENERATIONAL FAMILIES
- GREAT LOCATION JUST A COUPLE OF MINUTES WALK TO CHESTER ROAD
- SPACIOUS AND WELL PRESENTED

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DESCRIPTION:

Over the years, St Annes Road has quickly become a sought-after hotspot for home movers across Newquay. This charming street comprises of a mixture of well presented houses and 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...

This property has been well looked after by the current owners. It offers versatile accommodation, ideal for multi-generational families with a detached, self contained annexe at the rear.

A spacious, inviting and bright hallway guides you into this property where you will find the lounge at the front. The lounge is a spacious, bright room with a gorgeous bay window to the front, a great space with ample room for the whole family to relax.

On the other side of the hallway, also with a bay window to the front and a built in wardrobe is a double bedroom, warmed by the southerly facing aspect.

At the rear, the kitchen offers a good range of matt grey units with attractive tiling. Within the kitchen you will find an integrated dish washer, double oven, gas hob and space for a washing machine and fridge freezer. There's ample space for a dining table and a useful 'island' that loosely splits the room and provides a useful spot for a quick coffee or breakfast on the go! Off from the kitchen, with access to the rear garden, there's a utility area and a storage area.

Also on the ground floor, there's a further dual aspect double bedroom with built in storage and a versatile room that our clients use as a study but could be a fifth bedroom if required.

The remaining two bedrooms can be found on the first floor. Both are generous doubles with plenty of storage in the eaves. From the front bedroom, there are far reaching views across the town.

This property is presented to a good modern standard throughout with gas central heating powered by a combination boiler located in the rear storage room.

At the front, you will find ample parking for up to three cars with access to the rear. The rear garden has an area of decking and lawn with space for a garden shed. Off from the rear garden you will find the self contained two bedroom annexe which would be ideal for a family member. The annexe is modern and very well presented with an open plan kitchen lounge diner, two bedrooms and a bathroom. It also has the benefit of its own neat garden.

In summary, this versatile property would suit a variety of buyers but would particularly suit a family with a need for an annexe, perhaps for an older relative or teenager. The location is very convenient with many amenities within a short, flat walk.

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Lounge
5.00m x 4.70m max (16'5 x 15'5 max)

Kitchen Diner
5.21m x 4.01m (17'1 x 13'2)

Study/Bedroom 5
3.15m x 2.31m (10'4 x 7'7)

Bathroom

Bedroom 3
4.39m x 3.96m (14'5 x 13'0)

Bedroom 4
3.84m x 3.61m (12'7 x 11'10)

Bedroom 1 (first floor)
4.75m x 4.37m (15'7 x 14'4)

Bedroom 2 (first floor)
4.78m x 3.15m (15'8 x 10'4)

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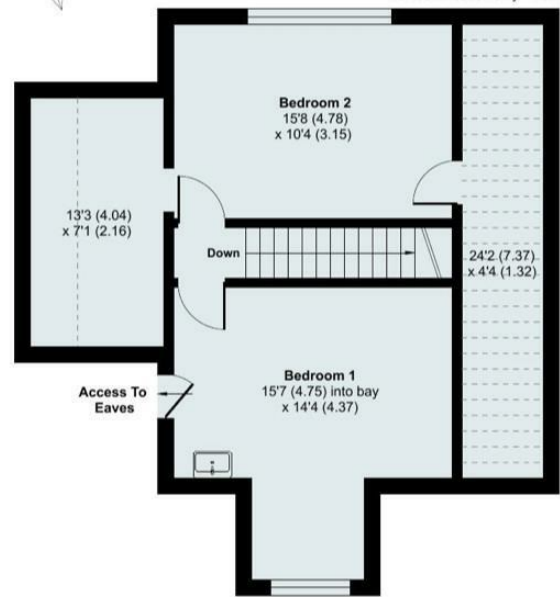
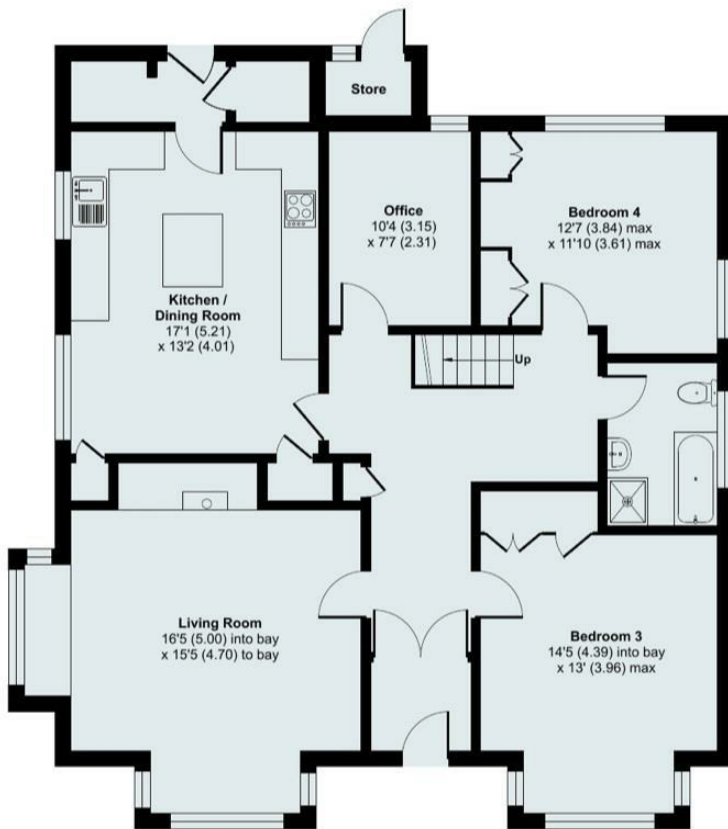
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FLOORPLAN:

St. Annes Road, Newquay, Cornwall, TR7

Approximate Area = 1709 sq ft / 158.7 sq m
 Limited Use Area(s) = 150 sq ft / 13.9 sq m
 Store = 13 sq ft / 1.2 sq m
 Total = 1872 sq ft / 173.8 sq m
 For identification only - Not to scale



Denotes restricted head height

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		
Not energy efficient - higher running costs	(1-20) G		
		49	80
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		
Not environmentally friendly - higher CO ₂ emissions	(61-70) G		
England & Wales		EU Directive 2002/91/EC	

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