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95 Trerice Drive, Newquay TR7 2TE

£375,000

A TOTALLY BRILLIANT TWO BEDROOM DETACHED BUNGALOW WITH A SUPERB ORANGERIE THAT EXTENDS TO THE NEAT, LOW MAINTENANCE GARDEN, LOCATED ON THE EVER POPULAR TRERICE DRIVE WITHIN EASY REACH OF SCHOOLS, SHOPS AND BEACHES.

PROPERTY TYPE: Bungalow - Detached

RECEPTIONS: 2 / BEDROOMS: 2 / BATHROOMS: 1

FEATURES:

- TWO BEDROOM DETACHED BUNGALOW
- NEAT, LOW MAINTENANCE GARDEN
- AMPLE BRICK PAVED DRIVEWAY AND GARAGE
- IMMACULATELY PRESENTED INSIDE AND OUT
- ALL MAINS SERVICES
- HIGHLY DESIRABLE LOCATION
- GORGEOUS ORANGERIE
- TUCKED AWAY IN A SHELTERED CUL DE SAC

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DESCRIPTION:

Terice Drive 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 distance 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. Just a short 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 detached bungalow is one off the finest examples we have seen of this kind of property. It is flawlessly presented inside and out with a neat, low maintenance garden and a gorgeous Orangerie.

An entrance hallway guides you into this property. Within the hallway you will find two useful cupboards, one housing the combination boiler which has been serviced annually. On the left, the lounge is a superb size with a gorgeous bay window to the front and an electric feature fire. On the other side, you will find a double bedroom also with a window to the front.

The other bedroom is at the rear with French doors opening into the garden. Both are a great size and decorated and carpeted to a superb, modern standard.

The kitchen breakfast room which features an island offers a great range of cream gloss units with space for a washing machine, fridge freezer and double oven. Off from the kitchen you will find the gorgeous Orangerie which provides a second reception room utilised by our vendors as a dining room. This room is used all year round and is a fantastic asset to this property.

The shower room which is also at the rear is modern and fresh with a double shower and plenty of space for storage units.

This property has gas central heating and upvc double glazing. It has been beautifully maintained by the current owners. The loft is partly boarded and has a useful light.

Externally, at the front you will find a large brick paved driveway with ample parking for multiple cars with access to the detached single garage. At the rear the garden is private, enclosed and very low maintenance with a lawned area and a generous patio with some well established plants and shrubs.

In summary, this gorgeous home offers high quality accommodation and a neat garden, located in one on the most family friendly, highly desirable locations in Newquay.

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Hallway
4.32m x 2.44m (14'2 x 8'0)

Lounge
4.95m x 3.96m (16'3 x 13'0)

Kitchen
3.68m x 3.45m (12'1 x 11'4)

Orangerie
3.91m x 3.25m (12'10 x 10'8)

Bedroom
3.61m x 3.15m (11'10 x 10'4)

Bedroom
4.06m x 3.18m (13'4 x 10'5)

Shower Room
2.51m x 2.31m (8'3 x 7'7)

Garage
4.93m x 2.51m (16'2 x 8'3)

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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	(92-100) 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		
		64	81
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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