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## 38 Penhallow Road, Newquay TR7 3DA

**£475,000**

A GORGEOUS EXAMPLE OF A FOUR BEDROOM FAMILY HOME LOCATED ON PENHALLOW ROAD WITHIN WALKING DISTANCE OF THREE SCHOOLS AND PORTH BEACH. THIS PROPERTY OFFERS OPEN PLAN LIVING, IMMACULATELY PRESENTED ACCOMMODATION, A BEAUTIFUL, LOW MAINTENANCE GARDEN, A GARAGE AND PARKING OFFERED WITH NO ONWARD CHAIN.

**PROPERTY TYPE:** Bungalow - Semi Detached

**RECEPTIONS:** 1 / **BEDROOMS:** 4 / **BATHROOMS:** 2

### FEATURES:

- FOUR BEDROOM SEMI DETACHED HOUSE
- MUCH IMPROVED AND RECONFIGURED BY THE CURRENT OWNERS
- PRESENTED TO A SUPERB STANDARD INSIDE AND OUT
- VIEWS OF PORTH ISLAND AND THE ATLANTIC OCEAN
- AMPLE DRIVEWAY PARKING
- GARAGE AND WORKSHOP/UTILITY
- NEAT, LOW MAINTENANCE ENCLOSED REAR GARDEN
- ALL MAINS SERVICES
- WOW FACTOR KITCHEN DINER
- NO ONWARD CHAIN

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## DESCRIPTION:

This brilliant four bedroom home is located in Porth, one of the most highly desirable parts of Newquay. With everything on the doorstep Penhallow Road is tucked away off Henvor Road close to Porth Beach and Lusty Glaze. The vibrant town centre is about a mile away and is a relatively flat walk, offering something to suit everyone whether it be the huge variety of water sports, stunning cliff walks, fine dining or simply a coffee in the sun. Chester Road offers the closest day to day amenities just a few minutes walk away. Treviglas and Tretherras Secondary Academies are within walking distance and the nearest primary school is St Columb Minor Academy also just a short walk away. Porth is the closest beach and is a popular location with locals and holiday makers alike. It boasts a beautiful, sheltered beach protected by headlands on both sides. Porth Island can be seen from the kitchen and can be accessed by a narrow footbridge. It has stunning views towards Newquay and up the coast towards Trevoze Head.

This property has been much improved and reconfigured by the current owners who have created a spacious family friendly home perfect for modern living. Recent improvements include a multi fuel log burner, a new kitchen, oak doors and solid bamboo flooring. The sunny westerly facing garden has been fully landscaped with artificial grass, a large deck, new fencing with the addition of a patio and BBQ area.

When designing this property, our clients wanted to create a home that encouraged family connection with enough space for cooking, dining, relaxing and entertaining and they have achieved just that! A bright and welcoming hallway with stairs to the first floor guide you into the house. There are two double bedrooms both with windows to the front, with the largest having built in storage and an ensuite shower room. At the rear you will find the snug; a cosy area which is big enough for the whole family to snuggle down and enjoy a film and has an inset Contura fireplace and French doors leading out to the decking.

The kitchen/diner/living space has been reconfigured to create the ultimate social area. The white kitchen is both modern and functional with a generous range of units including two pull out larders, two integrated self-cleaning ovens, a proving drawer, full height fridge and freezer and an integrated dishwasher. The 'island' offers additional storage with a 5 burner 'gas on glass' hob and seating/dining area at one end. Beyond this there is a relaxing lounge area with fabulous views towards the sea. There are bifold doors with fully integrated blinds which allow light to flood through and open out onto the deck. Throughout most of the ground floor the high quality solid bamboo flooring really packs a punch and adds to the feel of luxury but is also highly practical... Perfect for those sandy toes and paws! This whole area offers the most fabulous open plan social space... Parties, family gatherings special occasions will all be easy to host with space like this.

Also on the ground floor you will find the family bathroom complete with six foot bath and electric shower over. Off from the kitchen, you will find access to the garage and utility area. This area is cleverly designed and ideal for those with dogs and small children. There's a hot and cold shower ideal for a post surf rinse or for washing off those sandy toes and paws, with plenty of storage for surfboards, bikes etc and with space and plumbing for a washing machine and tumble dryer

The two remaining bedrooms can be found on the first floor, both with Velux windows enjoying sea views towards Porth Island and beyond. One of the first floor bedrooms is currently used as a study. Both have plenty of storage in the eaves and are beautifully decorated.

Externally there's driveway parking for four to five cars and access to the garage which has separate access as well as an electric roller door. The rear garden is simply gorgeous. It is private and enclosed and enjoys a huge amount of sun all day. There's a good sized artificial lawn, plenty of established shrubs and plants and a decked area outside the kitchen and snug... The perfect spot to enjoy a glass of wine as the sun sets into the sea. At the bottom of the garden there is a patio area, a BBQ area and a bar/Summer house perfect for those Summer socials.

The property has gas central heating powered by a combination boiler located in the garage with UPVC double glazing throughout.

In summary this property offers family-friendly accommodation in a tucked away location within walking distance to the beach. It's in pristine condition and is a house you will be proud to call home.

Hallway  
4.45m x 1.98m (14'7 x 6'6)

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Snug  
3.45m x 3.43m (11'4 x 11'3)

Bathroom  
2.51m x 1.45m (8'3 x 4'9)

Bedroom  
3.51m x 3.38m (11'6 x 11'1)

En Suite  
2.77m x 0.76m (9'1 x 2'6)

Bedroom  
3.48m x 3.10m (11'5 x 10'2)

Kitchen Diner  
7.98m x 3.40m (26'2 x 11'2)

1st Floor Bedroom  
2.97m x 2.67m (9'9 x 8'9)

1st Floor Bedroom  
3.66m x 2.62m (12'0 x 8'7)

Garage  
7.49m x 2.62m (24'7 x 8'7)

Utility/Store  
4.17m x 3.43m (13'8 x 11'3)

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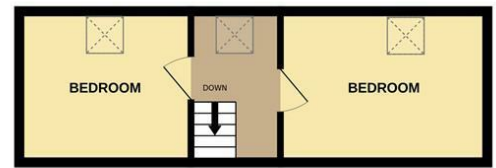
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FLOORPLAN:

GROUND FLOOR

1ST FLOOR



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) <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			
		69	82
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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