

"Estate Agency is evolving...evolve with us"



63 Trevean Way, Newquay TR7 1TW

£1,250,000

WELCOME TO NUMBER SIXTY THREE TREVEAN WAY!
AN INDIVIDUAL FOUR DOUBLE BEDROOM FAMILY HOME WITH JAW DROPPING RIVER GANNEL VIEWS, A GAMES ROOM, A SHELTERED SOUTHERLY FACING SUN DECK AND A PRIVATE, BEAUTIFULLY LANDSCAPED REAR GARDEN... THIS PROPERTY IS PERFECT FOR FAMILY LIFE BY THE SEA!

PROPERTY TYPE: House - Detached

RECEPTIONS: 3 / BEDROOMS: 4 / BATHROOMS: 3

FEATURES:

- FOUR DOUBLE BEDROOM FAMILY HOME WITH RIVER GANNEL VIEWS
- OUTSTANDING, UNIQUE COASTAL HOME
- GAMES ROOM AND CONSERVATORY
- DOUBLE GARAGE AND AMPLE PARKING
- ONE OF NEWQUAY'S MOST DESIRABLE STREETS
- BEAUTIFULLY LANDSCAPED AND PRIVATE GARDEN WITH HOT TUB
- MUCH IMPROVED AND LOVINGLY CARED FOR BY THE CURRENT OWNERS
- ALL MAINS SERVICES

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DESCRIPTION:

THE LOCATION:

Welcome to 63 Trevean Way, a unique, detached coastal home right on the banks of the River Gannel, fully refurbished by the current owners to a fabulous standard inside and out!

The thriving town centre, the world famous Fistral and Crantock beaches and miles of beautiful coastal walks are mere minutes away. Newquay has a thriving high street, with plenty of local small businesses to support. Within a few minutes walk you'll reach Fistral Beach Fistral which is one of the world's top surfing destinations and is a play ground for water sports enthusiasts with plenty of opportunities to learn to surf. It hosts a number of UK surf competitions including Boardmasters. The River Gannel is a truly special place, a Mecca for watersports lovers at high tide and a beautiful, peaceful place to walk when the tide recedes. You could walk for miles and stop for multiple ice creams on the way!

THE PROPERTY:

This is a house you will be proud to drive home to! The current owners have completely transformed this property over recent years and now enjoy a truly beautiful home with natural light in abundance, an enclosed south facing sun terrace and stunning views from many rooms.

Stepping through the front door into the welcoming hallway, you will find a utility room, the integral double garage, a shower room and a double bedroom used by the current owners as a study. At the front, the huge main bedroom suite is sure to impress with a bay window enjoying gorgeous views. To add to the luxury, this room enjoys a fully fitted walk in wardrobe/dressing area and is complimented by an impressive ensuite shower room. Also on the ground floor, there's a games room...perfect for families and parties...and large enough to take a pool table and much more!

The first floor is occupied by the huge lounge and stunning kitchen diner both enjoying river views. The dining area offers direct access to the sheltered balcony with ample space for plenty of dining and lounging furniture. Practically the triple aspect kitchen has a huge range of shaker style units with an integrated dish washer and microwave with space for a Range style oven and an American style fridge freezer. Off from the landing area, the conservatory provides a useful additional reception room with direct access to the garden.

The lounge is a warm, inviting room with ample space for the largest of families to snuggle up and enjoy a film or the simply stunning views!

You will also find the two remaining double bedrooms both of which are presented to an impeccable standard, one with the benefit of built in storage and the main family bathroom which has a corner bath and a double shower.

The gardens are mainly to the rear with a large patio, decked area and lawn with views sweeping down towards the river. The gardens are beautifully stocked, with a wide variety of established, well cared for shrubs and plants suited to the coastal environment with a pond. To finish the garden off, a hot tub has been positioned in an elevated corner.

At the front, there is ample driveway parking with access to the double garage.

Properties like this are rare! The condition, location and views make for the perfect home, suitable as a permanent family residence or lucrative investment property.

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Utility
3.05m x 2.49m (10'0 x 8'2)

Double Garage
8.18m x 5.49m (26'10 x 18'0)

Ground Floor Bedroom/Study
3.15m x 2.74m (10'4 x 9'0)

Ground Floor Main Bedroom Suite
5.69m x 5.28m (18'8 x 17'4)

Games Room
6.91m x 3.96m (22'8 x 13'0)

Conservatory
3.35m x 3.35m (11'0 x 11'0)

Bedroom
4.52m x 3.12m (14'10 x 10'3)

Bedroom
4.52m x 3.66m (14'10 x 12'0)

Lounge
6.32m x 5.26m (20'9 x 17'3)

Kitchen Diner
6.99m x 5.49m (22'11 x 18'0)

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FLOORPLAN:



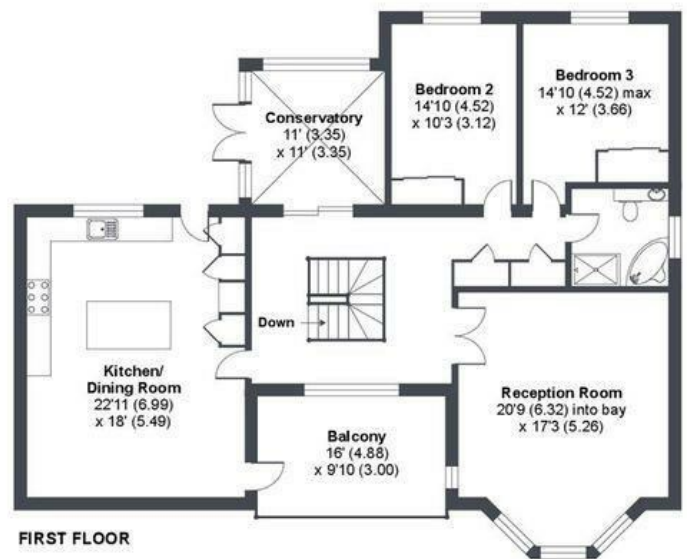
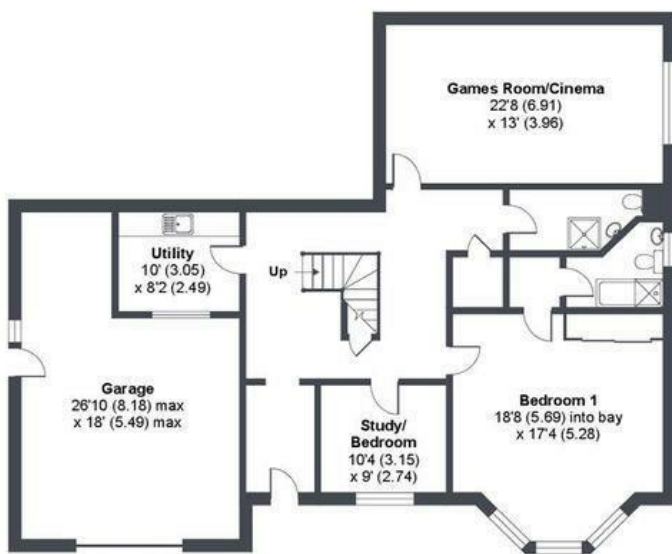
Trevean Way, Newquay, TR7

Approximate Area = 2844 sq ft / 264.2 sq m

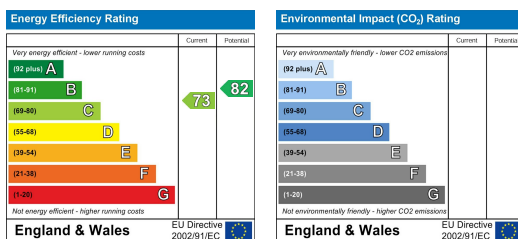
Garage = 392 sq ft / 36.4 sq m

Total = 3236 sq ft / 300.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2020. Produced for David Ball Agencies. REF: 729645



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