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Puckoo's Nest Gannel Road, Newquay TR7 2FU

£650,000

WELCOME TO PUCKOOS NEST

A TWO YEAR OLD LUXURIOUS FOUR BEDROOM FAMILY HOME WITH JAW DROPPING RIVER GANNEL VIEWS AND SUPREME ATTENTION TO DETAIL THROUGHOUT. THIS PROPERTY OFFERS HIGH SPEC ACCOMMODATION OVER THREE FLOORS WITH ALLOCATED PARKING AND A NEAT, LOW MAINTENANCE REAR GARDEN

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / BEDROOMS: 4 / BATHROOMS: 3

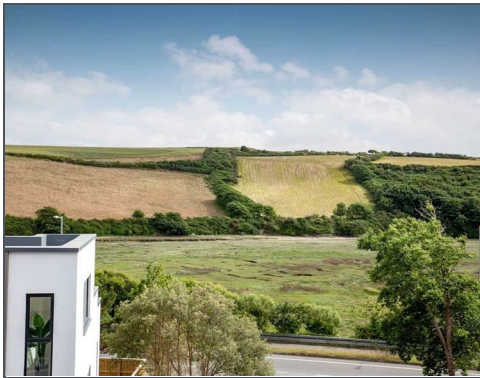
FEATURES:

- FOUR BEDROOM, THREE STOREY COASTAL HOME
- ONLY TWO YEARS OLD (NEW IN 2022)
- OUTSTANDING VIEWS OF THE RIVER GANNEL
- CONTEMPORARY AND HIGHLY EFFICIENT
- ALLOCATED PARKING WITH AN EV CHARGE POINT
- TWO SOUTHERLY FACING SUN TERRACES
- NEAT, LOW MAINTENANCE REAR GARDEN
- MAINS ELECTRIC, WATER, DRAINAGE
- PRESENTED TO A FLAWLESS STANDARD
- IDEAL BOLT HOLE BY THE SEA

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DESCRIPTION:

THE LOCATION:

Welcome to Puckoo's Nest a contemporary, semi-detached coastal home positioned on a sought after spot with sensational views of The River Gannel. This luxury property is flawlessly presented, only two years old, and offers jaw dropping river views from many windows.

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: (1528 sq.ft)

This is a house you will be proud to drive home to! ...oozing kerb appeal, tucked away behind electric gates Puckoo's Nest offers the best in cutting edge contemporary design with southerly facing views and two sun terraces.

Stepping through the front door into the hallway, the first impressions are exceptional. The oak and glass staircase acts as a real focal point in this area. Three of the bedrooms can be found on the ground floor, the two doubles have built in storage, the front bedroom enjoys exceptional views and the bedroom at the rear offers access to the rear garden. On the ground floor, you will find a bathroom and a shower room, both presented to the highest standard.

The impressive first floor, is open plan with a real feel of luxury ...you will immediately be drawn to the southerly facing balcony and impressive River Gannel views accessed by sliding doors. If ever there was a room built for entertaining and spending time together as a family, surely this is it! The family kitchen really does offer the very best of contemporary design and functionality with top of the range Neff and Siemens integrated appliances including a double oven, washing machine and dish washer with the added luxury of a QUOOKER hot tap There's ample space for relaxing and dining with friends and family with direct access to the rear garden... you are likely to spend a lot of time in this area as there's enough space on offer to dine alfresco or enjoy your morning espresso/evening wine as the sun rises and sets in the distance.

On the second floor, you will be greeted with the main bedroom suite, a huge and luxurious area with a southerly facing sun terrace and an ensuite shower room that wouldn't look out of place in a Spa hotel.

The garden at the rear is low maintenance and private, a great spot to enjoy an evening BBQ or relax with friends. There's a large shed with power and a hot and cold shower. At the front, there's allocated parking for two cars and an EV charge point. This property has an air source heat pump with underfloor electric heating throughout.

In summary, properties like this are rare! The flawless condition, superb location and sensational views make for the perfect home, suitable as a permanent family residence or lucrative investment property. Fixtures and Fittings are available by separate negotiation.

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GF Bedroom
3.38m x 3.15m (11'1 x 10'4)

GF Bedroom
3.48m x 2.84m (11'5 x 9'4)

GF Bedroom
3.12m x 2.21m (10'3 x 7'3)

1st Floor Kitchen Lounge Diner
8.56m x 5.92m (28'1 x 19'5)

2nd Floor Main Bedroom
5.59m x 5.18m (18'4 x 17'0)

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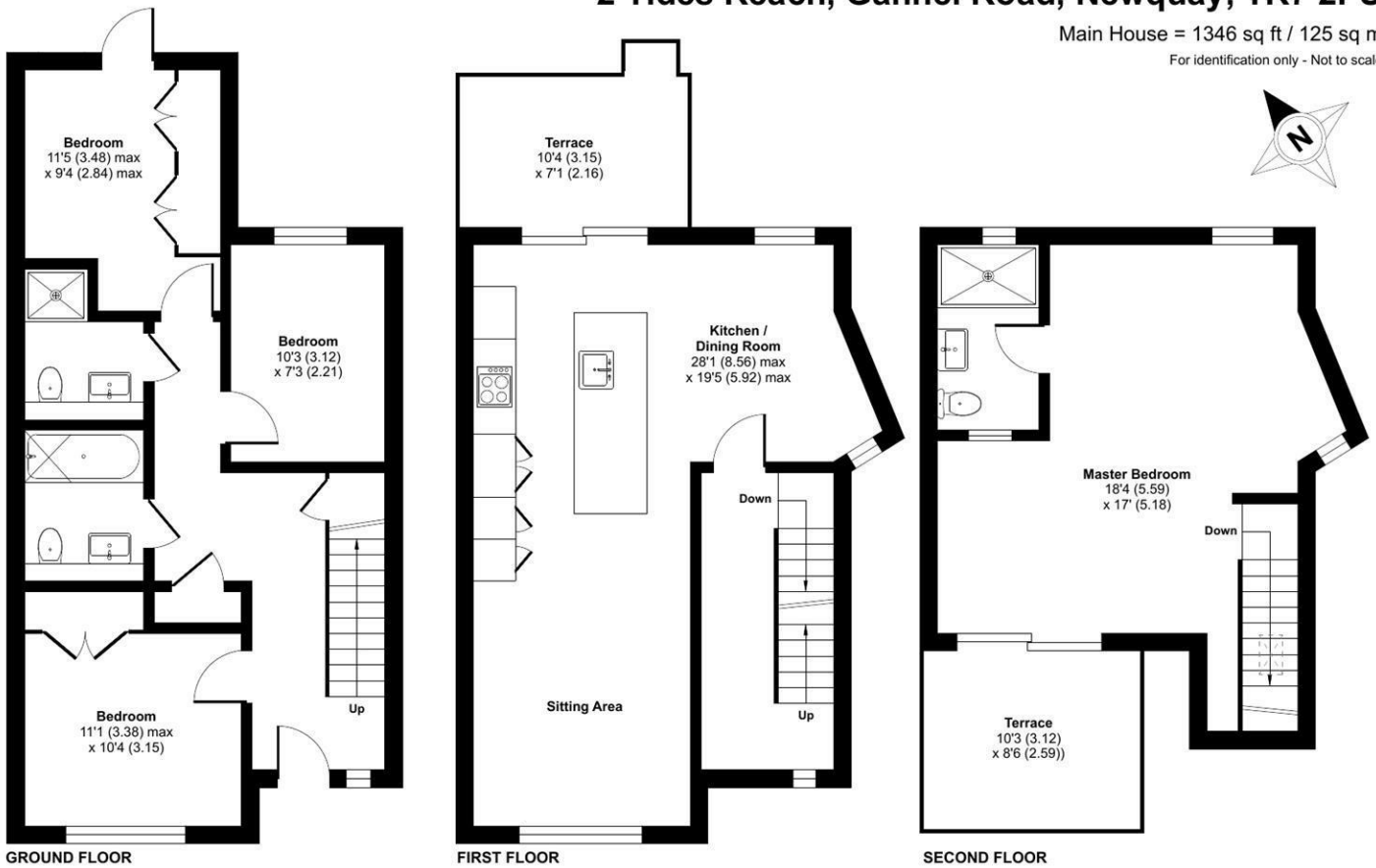
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FLOORPLAN:

2 Tides Reach, Gannel Road, Newquay, TR7 2FU

Main House = 1346 sq ft / 125 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). © nrdhccom 2024. Produced for Shore Partnership Limited. REF: 1106086

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A	85	95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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