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73 Penmere Drive, Newquay TR7 1NG

£450,000

A SIMPLY GORGEOUS FOUR BEDROOM DETACHED FAMILY HOME WITH OPEN PLAN LIVING AND GLIMPSES OF THE RIVER GANNEL, LOCATED WITHIN PENTIRE ON ONE OF NEWQUAY'S MOST DESIRABLE ROADS, JUST A SHORT STROLL FROM THE WORLD FAMOUS FISTRAL BEACH, THE SPECTACULAR RIVER GANNEL AND NEWQUAY TOWN CENTRE.

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / **BEDROOMS:** 4 / **BATHROOMS:** 3

FEATURES:

- DETACHED FOUR BEDROOM FAMILY HOME
- JUST A COUPLE OF MINUTES WALK TO THE RIVER GANNEL
- OPEN PLAN LIVING AREA
- BEAUTIFULLY LANDSCAPED AND PRIVATE GARDEN
- REPLACEMENT KITCHEN AND MAIN BATHROOM
- GANNEL GLIMPSES
- DRIVEWAY PARKING
- TWO EN SUITE BEDROOMS
- ALL MAINS SERVICES

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DESCRIPTION:

A home on the Pentire peninsula is something many of us dream of. It's not difficult to see what this location is so desirable! Within a few minutes you can be surrounded by the stunning beauty of The River Gannel which is a truly special place, a Mecca for watersports lovers at high tide and a beautiful, peaceful place to walk when the tide recedes. The more dramatic but equally beautiful world famous Fistral Beach is just down the hill. Fistral Beach 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.

Just a short stroll away, the vibrant town of Newquay offers an array of cafes, restaurants and bars with a good range of shops with some excellent schools within easy reach of this area. Newquay Golf Course is very highly regarded overlooking the world famous Fistral Beach and is easily accessed. There are many wonderful restaurants within easy reach including The award winning Fish House and The Stable perched above Fistral Beach. The iconic Headland Hotel is just a ten minute walk and has recently opened The five-star Aqua Club featuring six pools and a brand new restaurant.

Located on the highly desirable, family friendly Penmere Drive, this four bedroom detached house with a beautifully landscaped garden has glimpses of the River Gannel just two minutes to The River Gannel and about a ten minute walk to Fistral Beach.

This property has been completely transformed by the current owners who have replaced the kitchen, created a brilliant open-plan family friendly space, replaced the main bathroom, redecorated and much more in recent years!

A bright and welcoming entrance hallway with stairs to the first floor guide you into this property where you will find a useful cloakroom. On the left, there's a utility room which was the original kitchen and on the right, you will find the recently replaced kitchen which was converted from the garage. The kitchen offers a generous range of contemporary gloss units with a Range style oven, American style fridge freezer and a useful breakfast bar, perfect for breakfast on the run! At the rear, the lounge/diner which has doors opening to the garden is a brilliant family friendly room with ample space for the whole family to relax at the end of the day.

Three of the bedrooms can be found on the first floor; there's one at the front and two at the rear. The largest of the first floor bedrooms has built in wardrobes and an en suite shower room. Also, on the first floor the family bathroom which was replaced in January 2024 is spacious and bright with a bath and a cupboard housing the water tank.

A second flight of stairs leads up to the fourth bedroom which enjoys views off the River Gannel and an en suite shower room.

(Agent's Note: Our clients inform us that they did not seek building regulations for the conversion of the loft into a bedroom. The work was carried out by a loft conversion specialist and the relevant structural calculations are available.)

All four bedrooms are presented to the highest standard with good quality decor and carpets.

Externally, at the front, there's driveway parking and at the rear, the garden is sheltered and private with low maintenance areas to enjoy the sun with ample space for children to play and adults to relax with elevated terraces to maximise the afternoon and evening sun. There's some well established shrubs and palms.

This property has gas central heating and there's upvc double glazing throughout.

In summary, properties in this location in this condition are rare! It is turn-key ready for the next family to make memories and enjoy life by the sea!

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Kitchen
5.28m x 2.39m (17'4 x 7'10)

Lounge
5.94m x 4.67m (19'6 x 15'4)

Utility
2.69m x 2.26m (8'10 x 7'5)

Bedroom
3.30m x 3.18m (10'10 x 10'5)

En Suite
2.29m x 1.22m (7'6 x 4'0)

Bedroom
3.12m x 2.72m (10'3 x 8'11)

Bedroom
3.51m x 2.46m (11'6 x 8'1)

Bathroom
2.72m x 17.15m (8'11 x 56'3)

Bedroom
4.34m x 3.78m (14'3 x 12'5)

En Suite
2.01m x 1.88m (6'7 x 6'2)

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FLOORPLAN:



TOTAL FLOOR AREA: 1325 sq ft (123.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here can be tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		84
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
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		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales	EU Directive 2002/91/EC		

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