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21 Bonython Road, Newquay TR7 3AW

£475,000

A TOTALLY BRILLIANT FOUR DOUBLE BEDROOM SEMI DETACHED PROPERTY WITH BRIGHT LIVING AREAS AND A SOUTHERLY FACING GARDEN, LOCATED ON THE EVER POPULAR BONYTHON ROAD WITHIN WALKING DISTANCE OF LUSTY GLAZE BEACH AND WITHIN EASY REACH OF SCHOOLS, SHOPS AND THE MAIN TOWN

PROPERTY TYPE: House - Semi-Detached

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

FEATURES:

- FOUR DOUBLE BEDROOM SEMI DETACHED FAMILY HOME
- 1819 sq/ft
- AMPLE DRIVEWAY PARKING
- LOW MAINTENANCE SOUTHERLY FACING REAR GARDEN
- SPACIOUS, BRIGHT ACCOMMODATION WITH MANY DUAL ASPECT ROOMS
- FAMILY FRIENDLY KITCHEN DINER
- ALL MAINS SERVICES
- PLENTY OF OUTDOOR STORAGE INCLUDING A GARAGE SIZE STORE, A LEAN-TO AND A SHED
- PLANS PASSED FOR AN EXTENSION IN 2024
- HIGHLY DESIRABLE LOCATION WITHIN EASY WALKING DISTANCE OF LUSTY GLAZE

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DESCRIPTION:

Bonython Road remains one of Newquay's most desirable streets to live on. Just a few minutes walk to the exclusive, award winning, privately owned Lusty Glaze Beach which is a sheltered cove with an intimate bar and restaurant, (named 'Corwall's most instagrammable wedding venue' in 2019).

This property has very easy access to many of Newquay's excellent schools and the incredible shoreside activities at Lusty Glaze Beach for families to enjoy all year round. From summer time acoustic sessions from leading musical artists right on the beach, a variety of gastronomic-foodie inspired events throughout the year, a Mecca for waterspouts lovers, not to mention the infamous 133 steps leading down to the Beach Bar & Restaurant - definitely worth the climb back up! Porth is just a few minutes in the other direction, another sheltered family friendly beach with several cafes and a pub right on the beach. The vibrant town of Newquay is around a ten minute walk away offering a diverse range of shops, cafes, bars and restaurants.

This brilliant property sits on a very generous plot with huge potential to extend, (Planning permission was granted in early 2024 for a fifth double bedroom on the first floor, an ensuite for the main bedroom, and a utility room off the kitchen.) Many properties on this street have been developed in recent years and this house has plenty of potential. It is currently in superb condition with a southerly facing garden and ample driveway parking. This property has been much improved by the current owners who have replaced the entire ground floor with wooden luxury herringbone effect flooring, landscaped the front, adding raised flower beds and created ample driveway parking.

An inviting and spacious hallway with plenty of storage guides you into this property. You will find a double bedroom at the front, a spacious bright room, currently utilised as a study. The lounge which is dual aspect is a brilliant family room with sliding doors opening into the inner hallway. With a large window to the front, this area is flooded with natural light and is large enough for the whole family to relax together. (Both front windows have recently been replaced.) The inner hallway is a flexible space, with the benefit of a new door to the side, it would lend itself well to being a study.

At the rear, you will find a further double bedroom and a bathroom with a bath and shower over. The dual aspect kitchen is exceptionally large with enough space for cooking, relaxing and dining...a great social area with direct access out to the garden. Practically, the kitchen offers a vast range of modern gloss units with an integrated dishwasher, washing machine, wine chiller and fridge freezer. There's also a Range style oven.

On the first floor, you will find the two remaining bedrooms. The largest is dual aspect with two velux windows, one enjoying sea glimpses. There's plenty of storage and a useful additional shower room. This property has gas central heating powered by a combination boiler located in the kitchen. The windows are all upvc double glazed.

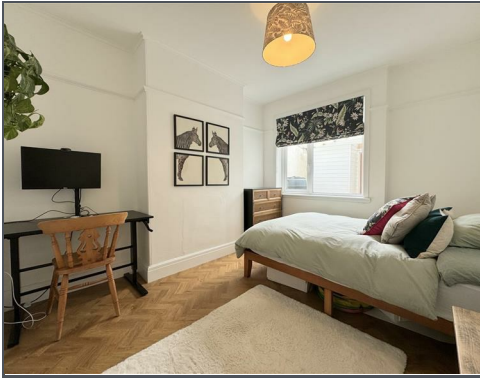
Externally, at the front, there's parking for around five cars, the current owners have laid a concrete slab ready for a garage to be built and re-rendered and painted the front, side and rear. At the side, there's some attractive and well established raised beds and newly laid luxury porcelain tiles. The garden at the rear is southerly facing and a real sun trap with no buildings blocking the sun ensuring you can enjoy the sun from sunrise to sunset. There's a lean-to store, a hot outdoor shower, a garden shed and a further garage size store. there's also a patio area and a lawned garden. A great family friendly garden and the perfect spot to enjoy a BBQ with family and friends.

In summary, this gorgeous home offers spacious, bright living areas and a sun-trap garden, located in one on the most family friendly, highly desirable locations in Newquay.

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Hallway
6.91m x 1.22m (22'8 x 4'0)

Bedroom 1
3.81m x 3.00m (12'6 x 9'10)

Bedroom 2
3.58m x 2.97m (11'9 x 9'9)

Lounge
6.76m x 3.30m (22'2 x 10'10)

Inner Hallway/Study
3.86m x 2.34m (12'8 x 7'8)

Bathroom
2.18m x 1.83m (7'2 x 6'0)

Kitchen Diner
5.54m x 4.95m (18'2 x 16'3)

Bedroom 3
5.56m x 3.71m (18'3 x 12'2)

Bedroom 4
4.50m x 3.18m (14'9 x 10'5)

Shower Room
2.34m x 1.68m (7'8 x 5'6)

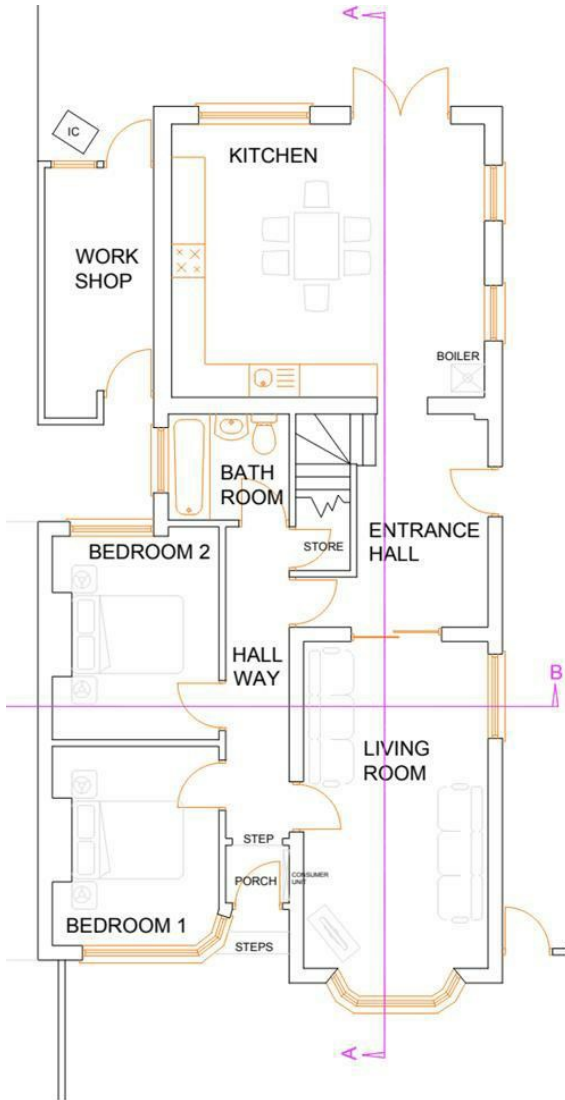
Workshop
4.78m x 2.49m (15'8 x 8'2)

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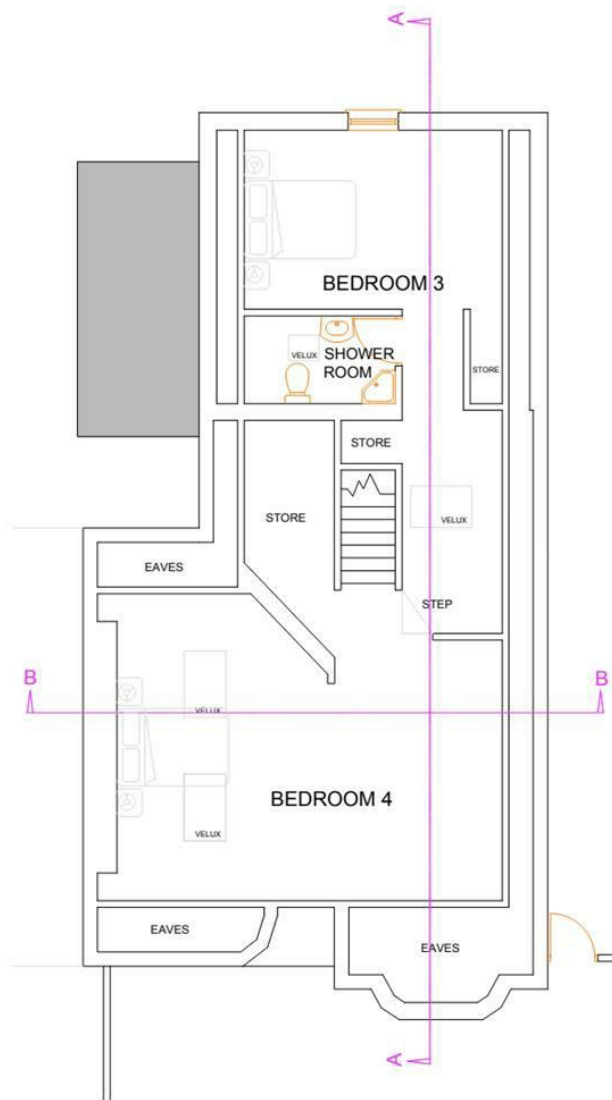
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FLOORPLAN:



GROUND FLOOR



FIRST FLOOR

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		
		73	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(02-04) A		
	(05-09) B		
	(10-14) C		
	(15-19) D		
	(20-24) E		
	(25-29) F		
Not environmentally friendly - higher CO ₂ emissions	(30-34) G		

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