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11 St. Annes Road, Newquay TR7 2SA

£600,000

AN OUTSTANDING EXAMPLE OF A FOUR BEDROOM FAMILY HOME WITH A HUGE KITCHEN DINER EXTENSION OPENING INTO A BEAUTIFULLY LANDSCAPED REAR GARDEN WITH DRIVEWAY PARKING, A GARAGE AND OUTDOOR STORAGE. THIS PROPERTY IS PERFECTLY LOCATED FOR MODERN FAMILY LIFE WITHIN EASY WALKING DISTANCE OF MANY SCHOOLS, AMENITIES, SHOPS AND BEACHES AND PRESENTED TO A FLAWLESS STANDARD THROUGHOUT.

PROPERTY TYPE: House - Semi-Detached

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

FEATURES:

- EXTENDED FOUR DOUBLE BEDROOM FAMILY HOME
- IMPRESSIVE OPEN PLAN ACCOMMODATION
- EXCEPTIONALLY LARGE REAR GARDEN
- DRIVEWAY PARKING AT THE FRONT AND REAR AND A GARAGE
- ALL MAINS SERVICES
- PRESENTED TO A FLAWLESS STANDARD
- PERFECT FOR MODERN FAMILY LIFE WITHIN WALKING DISTANCE OF MANY AMENITIES, SCHOOLS AND BEACHES
- EPC AND FLOOR PLAN TO FOLLOW
- TWO ZONE 'HIVE' HEATING SYSTEM

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DESCRIPTION:

Welcome to Eleven St Annes Road, a four-bedroom 1930's semi-detached house located just off from Chester Road just a few minutes walk to Tolcarne Beach, perfectly positioned for modern family life within walking distance of many schools, the Sports Centre, the Skate Park, the Heron Tennis Centre and much more! With an expansive kitchen and family space, character in abundance and an outstanding garden this home ticks all the boxes! If you're seeking somewhere peaceful to raise your family, a stone's throw from the best of Newquay's amenities and beaches with excellent school options nearby, St Annes Road comes highly recommended and undoubtedly meets those requirements and more.

Newquay is a town famed throughout the region for its vibrant community and stunning beaches. It's an ideal place to live for families, with its multitude of education options. It's perfect for families who enjoy days outside, or for dog owners looking for greener spaces to go for walks. Trenance Gardens and The Boating Lake is within easy reach with plenty of coffee options on the way. If you prefer higher energy pursuits in favour of gentle strolls, the Watersport options are endless! In terms of places to shop and eat, you're spoilt for choice in Newquay. The town has plenty of options to suit every palette and budget with a multitude of coffee shops, cafes and upmarket restaurants to visit, as well as an abundance of locally-owned boutiques and businesses to support.

A sunny porch guides you into the welcoming hallway with stairs to the first floor and some useful storage. With stained glass windows and a wooden floor the first impressions are superb and set the scene for the character on offer throughout the property. On the right, the lounge which has a gorgeous bay window to the front and an open fire... it's an impressive yet cosy space perfect for those stormy winter evenings with sliding doors opening into the extended kitchen diner at the rear.

What an incredible family room this is!! To the current owners' credit, this space has been extensively renovated and extended over recent years to become the epitome of class, pairing design with function perfectly. When reconfiguring and extending the home, the current owners were keen to create a space that was capable of effortlessly connecting everybody in the house and they have achieved just that! There's ample space for cooking, dining and relaxing and with the sliding doors open the patio really is just an extension of this social area. Practically, the kitchen has plenty of storage with an integrated fridge freezer and dishwasher with space for a Range oven. The two sky lights ensure this room is bathed in natural light even on a dull day and there's under-floor heating in the extension to keep those toes and paws cosy!

On the side, you'll find a utility room with plenty of additional cupboards and an integrated washing machine. There's also a cloakroom and a room that was the old pantry that has a water supply.

All four double bedrooms can be found on the first floor. The main bedroom has built in storage and a bay window to the front complimented by wooden floor boards and the second bedroom also has built in storage. Also, on the first floor the family bathroom wouldn't look out of place in a Spa Hotel featuring a free standing bath with a walk-in shower. There's an airing cupboard off from the landing housing the combination boiler and access to the loft.

Throughout this property, there's gas central heating and under-floor heating in the extension. All the window apart from one are double glazed.

Externally, the rear garden is a tranquil private space with a lawned area big enough for children to play, a vegetable patch, an orchard with a variety of trees including heritage variety apple trees and a 'wild' garden. There's a large patio and a sun deck perfect for family BBQs and social gatherings. There's also a green house, a poly-tunnel and three garden stores. At the rear, there's a single garage with driveway parking. The front garden is a real sun-trap and big enough to sit and enjoy a morning coffee in the sun with ample driveway parking and access to the rear.

In summary, this gorgeous family home is guaranteed to make you smile. It is perfect for family life by the sea and 'turn-key' ready.

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Sun Porch
3.76m x 1.37m (12'4 x 4'6)

Hallway
2.87m x 2.31m (9'5 x 7'7)

Living Room
4.50m x 4.11m (14'9 x 13'6)

Kitchen Diner
7.32m x 7.32m max (24'0 x 24'0 max)

Utility
2.74m x 2.59m (9'0 x 8'6)

Bedroom 1
4.50m x 3.58m (14'9 x 11'9)

Bedroom 2
4.09m x 2.87m (13'5 x 9'5)

Bedroom 3
3.86m x 2.57m (12'8 x 8'5)

Bedroom 4
3.18m x 2.59m (10'5 x 8'6)

Bathroom
2.54m x 2.49m (8'4 x 8'2)

Garage
4.95m x 2.90m (16'3 x 9'6)

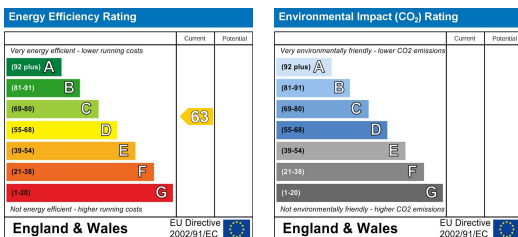
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FLOORPLAN:



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