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**7 Trerice Drive, Newquay TR7 2RL**

**£600,000**

AN EXCEPTIONAL EXAMPLE OF A DETACHED FOUR BEDROOM FAMILY HOME WITH A BRILLIANT OPEN PLAN KITCHEN DINER, A BEAUTIFULLY LANDSCAPED SOUTHERLY FACING REAR GARDEN, DRIVEWAY PARKING, AND A DOUBLE GARAGE. THIS PROPERTY IS PERFECTLY LOCATED FOR MODERN FAMILY LIFE WITHIN EASY WALKING DISTANCE OF MANY SCHOOLS, AMENITIES, SHOPS AND BEACHES AND PRESENTED TO A SUPERB STANDARD THROUGHOUT.

**PROPERTY TYPE:** House - Detached

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

#### **FEATURES:**

- FOUR BEDROOM DETACHED FAMILY HOME
- DOUBLE GARAGE AND SOUTHERLY FACING GARDEN
- OPEN PLAN KITCHEN DINER
- MAIN BEDROOM EN SUITE
- LOTS OF BUILT IN STORAGE
- PRESENTED TO A BRILLIANT STANDARD INSIDE AND OUT
- ALL MAINS SERVICES
- ONE OF NEWQUAYS MOST DESIRABLE RESIDENTIAL LOCATIONS
- LOG BURNER

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## DESCRIPTION:

Trerice Drive has always been known locally as an aspirational place to live; a quiet residential street made up of well looked after properties on large plots close to many brilliant schools and amenities. Newquay Sports Centre is only a short walk away with a recently re-vamped gym and sports bar. The Heron Tennis Centre, The Boating Lake, Trenance Gardens and Trenace Park are all within a few minutes walk, only adding to the appeal of this superb and highly desirable family friendly location.

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.

This property has been completely transformed, reconfigured and modernised by the current owners who have created the ultimate family home over the years. Upgrades and improvements include a kitchen and bathroom replacement, creating an open plan kitchen diner, re-plastering and redecorating throughout and adding a log burner.

A particularly welcoming and spacious hallway with stairs to the first floor guides you into this gorgeous home. Within the hallway, there's a useful cloakroom, some storage and access to the integral double garage. On the left, the lounge which has sliding doors to the rear features a log burner ...it's an impressive yet cosy space perfect for those stormy winter evenings.

At the rear, the open plan kitchen diner is an exceptional family friendly space...when reconfiguring the home, the current owners were keen to create a space that was capable of effortlessly connecting the whole family 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, dishwasher, double oven and gas hob. There's also space for an American style fridge freezer.

On the side, you'll find an additional reception room, currently used as a clinic but could be a utility room or an area to work from home...it's perfect for running a small business from home as there's a door to the side and a water supply.

All four double bedrooms can be found on the first floor off from the spacious galleried landing. The main bedroom has a window to the rear and an en suite shower room and the other two larger doubles have plenty of useful built in storage. Also, on the first floor the family bathroom is bright and spacious with a bath and a separate shower with a useful storage cupboard perfect for hiding away those towels and toiletries. There's a separate WC next to the bathroom.

Throughout this property, there's gas central heating powered by a combination boiler. All the windows are upvc double glazed.

Externally, the southerly facing rear garden is a peaceful, private space with a lawned area big enough for children to play, a patio area ideal for those family BBQs and plenty of well established plants and shrubs. From the front, there's access down both sides to the rear garden, ample driveway parking and a double garage.

In summary, this gorgeous family home really is the perfect home for modern family life by the sea, it's presented to a superb standard and the location is superb!

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Hallway  
5.11m x 3.73m (16'9 x 12'3)

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Cloakroom  
2.39m x 1.04m (7'10 x 3'5)

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Kitchen Diner  
6.58m x 5.03m (21'7 x 16'6)

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Clinic/Utility  
2.95m x 2.62m (9'8 x 8'7)

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Bedroom 1  
4.11m x 2.67m (13'6 x 8'9)

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En Suite  
2.74m x 0.81m (9'0 x 2'8)

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Bedroom 2  
3.58m x 3.25m (11'9 x 10'8)

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Bedroom 3  
3.56m x 2.95m (11'8 x 9'8)

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Bedroom 4  
3.10m x 2.26m (10'2 x 7'5)

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Bathroom  
2.97m x 2.34m (9'9 x 7'8)

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Double Garage  
6.10m x 4.47m (20'0 x 14'8)

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FLOORPLAN:

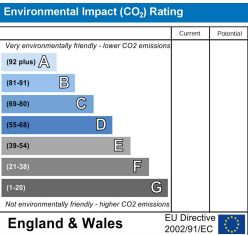
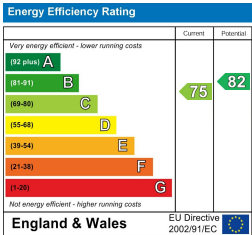
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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