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47 Billings Drive, Newquay TR7 2SQ

£635,000

A TRULY OUTSTANDING DETACHED FOUR BEDROOM FAMILY HOME WITH A BRILLIANT OPEN PLAN KITCHEN/DINER/SNUG, A BEAUTIFULLY LANDSCAPED SOUTHERLY FACING REAR GARDEN, DRIVEWAY PARKING, AND A LARGE 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:** 3

FEATURES:

- OUTSTANDING FOUR DOUBLE BEDROOM FAMILY HOME
- PERFECTLY LOCATED NEAR THE TOP OF A QUIET CUL DE SAC
- SOUTHERLY FACING BEAUTIFULLY LANDSCAPED GARDEN
- RESIN BOUND DRIVEWAY
- SUPERB OPEN PLAN KITCHEN/DINER/SNUG
- MAIN BEDROOM SUITE WITH EN SUITE
- ONE OF NEWQUAYS MOST DESIRABLE RESIDENTIAL LOCATIONS
- LOG BURNER
- EPC TO FOLLOW
- HOT TUB AVAILABLE BY SEPARATE NEGOTIATION

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DESCRIPTION:

Billings Drive has always been known locally as an aspirational place to live; a quiet residential street made up of large, well looked after properties on generous 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 a brilliant family home over the years. Upgrades and improvements include opening up the kitchen and dining areas to create a social, open plan area, the addition of a log burner, cladding to the front, a resin bound driveway, upgraded solid oak doors and stair case and general decoration throughout.

A particularly welcoming and spacious hallway with stairs to the first floor guides you into this gorgeous home. On the right, the lounge which has a window to the front is an impressive yet cosy space perfect for those stormy winter evenings and plenty big enough for the whole family to relax in-front of a film.

At the rear, the open plan kitchen/diner/snug is an exceptional family friendly space with a real feel of luxury...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 bi-fold doors open, the patio really is just an extension of this social area...absolutely perfect for entertaining! Practically, the contemporary gloss kitchen has plenty of storage with an integrated fridge freezer, refuse system, dishwasher, double oven and gas hob complimented by high quality work tops. A breakfast bar loosely divides the kitchen and dining areas with a snug area completing this room offering a cosy spot to sit in-front of the log burner. This is the ultimate room to relax with friends and family with enough space for everyone!

There's also a utility room and a downstairs cloakroom with access to the integral one and a half size garage.

All four double bedrooms can be found on the first floor off from the spacious landing. The main bedroom suite has a window to the rear, plenty of built in storage and an en suite shower room. The second bedroom to the front has an airing cupboard housing the high pressure water tank and the other two bedrooms are both a great size. Also, on the first floor the family bathroom which is fully tiled is bright and spacious with a bath and a separate double shower.

Throughout this property, there's gas central heating powered by a combination boiler. All the windows are upvc double glazed. Externally, the southerly facing predominantly flat 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. There's a brand new garden store to one side and the hot tub powered by an air source heat pump is available by separate negotiation. From the front, there's access down both sides to the rear garden, ample driveway parking and a one and a half size garage with an electric door.

In summary, family homes of this size and quality are rare! It ticks all the boxes for modern family life and is 'turn-key' ready!

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Hallway
5.18m x 1.91m (17'0 x 6'3)

Lounge
4.57m x 3.68m (15'0 x 12'1)

Kitchen Diner
6.50m x 4.80m (21'4 x 15'9)

Snug
3.81m x 3.30m (12'6 x 10'10)

Utility
3.45m x 2.51m (11'4 x 8'3)

Garage
5.05m x 3.56m (16'7 x 11'8)

Bedroom 1
5.97m x 3.18m (19'7 x 10'5)

En Suite
3.78m x 2.03m (12'5 x 6'8)

Bedroom 2
3.81m x 3.58m (12'6 x 11'9)

Bedroom 3
4.90m x 2.77m (16'1 x 9'1)

Bedroom 4
4.45m x 2.87m (14'7 x 9'5)

Bathroom
3.81m x 2.16m (12'6 x 7'1)

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FLOORPLAN:

GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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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		
(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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