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131 Penmere Drive, Newquay TR7 1NS

£450,000

A BRILLIANT FOUR BEDROOM DETACHED FAMILY HOME OFFERED WITH NO ONWARD CHAIN LOCATED IN A TUCKED AWAY CUL DE SAC 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
- GARAGE AND DRIVEWAY PARKING
- NO ONWARD CHAIN
- TUCKED AWAY CUL DE SAC LOCATION
- MAIN BEDROOM EN SUITE
- LOW MAINTENANCE REAR GARDEN
- EASY WALK TO FISTRAL BEACH, THE RIVER GANNEL AND THE TOWN CENTRE

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DESCRIPTION:

A home on the Pentire peninsular 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 boasting a five-star Aqua Club featuring six pools and restaurant. Located on the highly desirable, family friendly Penmere Drive, this four bedroom detached house with a neat low maintenance garden has glimpses of the River Gannel which is just a few minutes walk away and about a ten minute walk to Fistral Beach.

A large bright hallway with understairs storage guides you into this family home where you will find a cloakroom on the left. On the other side, the lounge has a large window to the front, There's ample room for plenty of furniture with a real cosy feel, perfect for snuggling down and watching a film. At the rear, the dining room has doors to the garden...a lovely room to enjoy family suppers and evenings with friends, The kitchen, which has a door to the side has a good range of modern, gloss units with space for a fridge freezer. There's also an integrated oven and gas hob. The kitchen leads into a very useful utility area where you will find space for a washing machine, the central heating boiler and a door to the side.

All four bedrooms can all be found on the first floor, two at the front and two at the rear. The largest two bedrooms face towards the front and enjoy far reaching rural views towards the River Gannel the largest having the benefit of an ensuite shower room and built in wardrobes. The family bathroom is bright and spacious with a bath and shower over. From the spacious landing, there's access to the loft.

This property is presented to a good modern standard throughout with a mixture of laminate flooring and carpets The decor is modern and fresh throughout. There is gas central heating and Upvc double glazed windows.

Externally, the driveway at the front provides ample parking and the garage has light and power. The garden at the rear is elevated, private and fully enclosed, designed to make the most of the sunshine throughout the day. It is low maintenance with a large sun terrace and some pretty planted borders. There's access down both sides of the house to the front.

In summary, this is a great family home where new memories can be made, children can play safely and Fistral Beach and The River Gannel will be your new play grounds! OFFERED WITH NO ONWARD CHAIN!

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Cloakroom

1.91m x 0.74m (6'3 x 2'5)

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Lounge

5.03m x 3.45m (16'6 x 11'4)

.

Dining Room

3.48m x 2.77m (11'5 x 9'1)

.

Kitchen

3.45m x 2.77m (11'4 x 9'1)

.

Utility

2.01m x 1.96m (6'7 x 6'5)

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Bedroom 1

4.52m x 3.78m (14'10 x 12'5)

.

En Suite

2.03m x 1.93m (6'8 x 6'4)

.

Bedroom 2

3.51m x 3.00m (11'6 x 9'10)

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Bedroom 3

11'3 x 8'10

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Bedroom 4

2.67 x 2.6 max (8'9" x 8'6" max)

.

Bathroom

2.08m x 2.01m (6'10 x 6'7)

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Garage

5.08m x 2.74m (16'8 x 9'0)

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FLOORPLAN:



GROUND FLOOR



1ST 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		
		58	75

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(02-10) A		
	(11-20) B		
	(21-30) C		
	(31-40) D		
	(41-50) E		
	(51-60) F		
Not environmentally friendly - higher CO ₂ emissions	(61-70) G		

England & Wales EU Directive 2002/91/EC

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