

"Estate Agency is evolving...evolve with us"



36 Towan Blystra Road, Newquay TR7 2RP

£560,000

AN EXCEPTIONAL EXAMPLE OF A DETACHED FIVE BEDROOM FAMILY HOME WITH A BRILLIANT OPEN PLAN KITCHEN DINER, A NEAT LOW MAINTENANCE REAR GARDEN AND DRIVEWAY PARKING. 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: 5 / BATHROOMS: 3

FEATURES:

- OUTSTANDING FIVE BEDROOM FAMILY HOME
- PRESENTED TO A HIGH END LUXURY STANDARD
- NEAT, LOW MAINTENANCE GARDEN
- AMPLE DRIVEWAY PARKING
- IDEAL FAMILY LOCATION WITHIN EASY REACH OF SCHOOLS
- CLOSE TO TRENANCE PARK AND MANY BEACHES
- TUCKED AWAY FROM PASSING TRAFFIC
- FLEXIBLE, SPACIOUS ACCOMMODATION

01637 877754

info@momovenewquay.co.uk

"Estate Agency is evolving...evolve with us"



DESCRIPTION:

Towan Blystra Road 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. The most popular Newquay schools are all within easy reach ensuring this property ticks all the boxes!

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 really is the ultimate family home with spacious family areas, a gorgeous kitchen diner, high end luxury bathrooms and five large bedrooms.

A bright and welcoming L shaped hallway with stairs to the first floor guides you into this property where you will find plenty of built in storage for coats and shoes! The lounge is a brilliant family space with a dual aspect and patio doors opening out to the front garden. There's plenty of space for the whole family to relax and with the luxury of a log burner, winter nights in front of the fire will be a real treat. On the other side, also with dual aspect windows the open plan kitchen/diner is an exceptional family friendly space with a real feel of luxury... a space capable of effortlessly connecting the whole family! There's ample space for cooking, dining and relaxing and absolutely perfect for entertaining! Practically, the contemporary grey shaker kitchen has plenty of storage with an integrated full height fridge and freezer, refuse system, dishwasher, oven and gas hob complimented by high quality work tops. An 'island' loosely divides the kitchen and dining areas and provides a casual spot for a coffee or breakfast on the run! There's also a utility room with plenty of additional cupboards and space and plumbing for the necessary white goods. Off from the utility room is a huge boiler room which is great for storage.

Two of the five bedrooms can be found on the ground floor, both are a great size and one with a gorgeous en suite shower room. The larger of these two bedrooms could be utilised as a second reception room, perhaps as a games room or teenagers den. A spacious family bathroom completes the accommodation on this level and has a large walk in double shower. The entire ground floor is fitted with a high quality luxury vinyl tiled flooring, perfect for those sandy toes and paws!

The remaining three bedrooms can be found on the first floor off from the exceptionally spacious and bright landing... All are a generous size and presented to the highest standard with neutral decor and high quality carpets. As you would expect the main family bathroom is presented to a luxury standard and wouldn't look out of place in a spa hotel. There's some cleverly designed bespoke storage and an abundance of natural light along with a huge amount of eaves storage.

Externally, at the front there's ample driveway parking and at the rear the garden is predominantly flat and laid to lawn with a replacement fence. This area is private, sheltered and a blank canvas ready for the next owner to put their own stamp on it.

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!

Hallway
4.11m x 1.17m (13'6 x 3'10)

01637 877754

info@momovenewquay.co.uk

"Estate Agency is evolving...evolve with us"



Kitchen Diner
6.58m x 4.09m (21'7 x 13'5)

.

Lounge
6.81m x 4.09m (22'4 x 13'5)

.

Utility Room
3.38m x 1.88m (11'1 x 6'2)

.

Ground Floor Bedroom 4
3.48m x 2.97m (11'5 x 9'9)

.

En Suite
2.77m x 1.07m (9'1 x 3'6)

.

Ground Floor Bedroom 3
3.89m x 3.30m (12'9 x 10'10)

.

Storage/Boiler Room
3.78m x 1.24m (12'5 x 4'1)

.

Ground Floor Bathroom
2.31m x 2.29m (7'7 x 7'6)

.

Landing
6.68m x 1.80m (21'11 x 5'11)

.

First Floor Bedroom 1
4.34m x 2.95m (14'3 x 9'8)

.

First Floor Bedroom 2
4.32m x 3.56m (14'2 x 11'8)

.

First Floor Bedroom 5
3.00m x 2.34m (9'10 x 7'8)

.

First Floor Bathroom
2.54m x 2.31m (8'4 x 7'7)

.

01637 877754

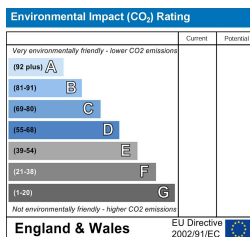
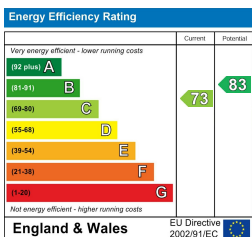
info@momovenewquay.co.uk

"Estate Agency is evolving...evolve with us"

FLOORPLAN:



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

01637 877754

info@momovenewquay.co.uk

