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10 Inner Tide Lane, Newquay TR7 2FA

£750,000

WELCOME TO NUMBER TEN INNER TIDE LANE!

A FOUR YEAR OLD LUXURIOUS THREE BEDROOM, THREE EN SUITE FAMILY HOME WITH JAW DROPPING RIVER GANNEL VIEWS AND SUPREME ATTENTION TO DETAIL THROUGHOUT. THIS PROPERTY OFFERS HIGH SPEC ACCOMMODATION OVER THREE FLOORS WITH DRIVEWAY PARKING AND A BEAUTIFULLY LANDSCAPED WESTERLY FACING REAR GARDEN.

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / BEDROOMS: 3 / BATHROOMS: 3

FEATURES:

- LUXURIOUS THREE BEDROOM, THREE STOREY COASTAL HOME
- OUTSTANDING VIEWS OF THE RIVER GANNEL
- RECENTLY LANDSCAPED WESTERLY FACING GARDEN AND LARGE SUN TERRACE
- LARGE BALCONY OFF THE MAIN BEDROOM
- UNDER FLOOR HEATING ON THE FIRST FLOOR
- JUST FOUR YEARS OLD WITH THE REMAINDER OF THE NHBC
- LARGE GARDEN STORE IDEAL FOR SURF BOARDS
- SMALL GARAGE AT THE FRONT
- AMPLE DRIVEWAY PARKING WITH AN EV CHARGE POINT
- FLOOR PLAN TO FOLLOW

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DESCRIPTION:

THE LOCATION:

Welcome to Number Ten Inner Tide Lane, a luxury three bedroom three ensuite detached coastal home positioned in a sought after spot with sensational views of The River Gannel. This gorgeous property is flawlessly presented, only four years old, and offers jaw dropping river views from many windows.

The thriving town centre, the world famous Fistral and Crantock beaches and miles of beautiful coastal walks are mere minutes away. Newquay has a thriving high street, with plenty of local small businesses to support. Within a few minutes walk you'll reach Fistral Beach Fistral which 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. The River Gannel is a truly special place, a Mecca for watersports lovers at high tide and a beautiful, peaceful place to walk when the tide recedes. You could walk for miles and stop for multiple ice creams on the way!

THE PROPERTY: (2034 sq.ft)

This is a house you will be proud to drive home to! ...oozing kerb appeal, tucked away from the hustle and bustle of the main town, Number Ten Inner Tide Lane offers the best in cutting edge contemporary design with westerly facing views, a large balcony off from the main bedroom and a large patio to enjoy the sunset from.

Stepping through the front door into the living area the first impressions are exceptional. The oak and glass staircase acts as a real focal point in this area. Two of the bedrooms can be found on the ground floor, these two doubles have built in storage and en suite bathrooms that wouldn't look out of place in a 'Spa' Hotel! (One with a bath and one with a double shower) Both have sliding doors giving direct access to the westerly facing patio...the perfect spot for a morning coffee al fresco!

The impressive first floor, is open plan with a real feel of luxury ...you will immediately be drawn to the westerly facing juliet balcony and impressive River Gannel views. If ever there was a room built for entertaining and spending time together as a family, surely this is it!

The family kitchen really does offer the very best of contemporary design and functionality with a huge range of contemporary matt grey cupboards, top of the range integrated appliances including a Miele oven and microwave, a wine fridge and dish washer. There's ample space for relaxing and dining with friends and family ...you are likely to spend a lot of time in this area as there's enough space on offer for the whole family to enjoy! The current owners have created a clever study area by the entrance which is tucked away, ideal for those who have a need to work from home. Off from the kitchen area you will find a utility room with plenty of additional cupboards and space and plumbing for a washing machine and tumble dryer.

On the second floor, you will be greeted with the main bedroom suite, a huge and luxurious area with plenty of bespoke built in storage, a westerly facing balcony and an ensuite shower room that really does have the wow factor with twin basins and a double shower. (The current owners have recently considered splitting this bedroom to create a separate study area.)

The garden at the rear has recently been beautifully landscaped, there's a large patio, a lawned area and plenty of shrubs and plants planted to create privacy. There's a large store to one side perfect for the storage of surfboards and garden tools. At the front, there's allocated parking for two cars and an EV charge point along with a small garage. This property has gas central heating with underfloor heating on the first floor. The combination boiler is located in the utility room.

In summary, properties like this are rare! The flawless condition, superb location and sensational views make for the perfect home, suitable as a permanent family residence or lucrative investment property.

Kitchen Lounge Diner
10.97m x 7.32m (36'0 x 24'0)

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Utility Room
3.43m x 3.05m (11'3 x 10'0)

Cloakroom
1.52m x 0.94m (5'0 x 3'1)

Bedroom 1 First Floor
6.71m x 4.19m (22'0 x 13'9)

En Suite
2.95m x 2.31m (9'8 x 7'7)

Bedroom 2
4.75m x 3.53m (15'7 x 11'7)

En Suite
2.87m x 2.51m (9'5 x 8'3)

Bedroom 3
4.57m x 3.53m (15'0 x 11'7)

En Suite
1.57m x 1.35m (5'2 x 4'5)

Small Garage
2.92m x 1.75m (9'7 x 5'9)

Garden Store
7.72m x 1.14m (25'4 x 3'9)

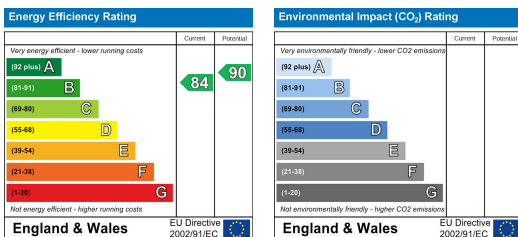
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FLOORPLAN:



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