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219 Penmere Drive, Newquay TR7 1RY

£450,000

A BRILLIANT DETACHED FOUR DOUBLE BEDROOM FAMILY HOME LOCATED IN THE HIGHLY SOUGHT AFTER PENTIRE AREA OF NEWQUAY, WITHIN EASY REACH OF FISTRAL BEACH AND THE GANNEL ESTUARY. THIS PROPERTY OFFERS SPACIOUS, VERY WELL PRESENTED ACCOMMODATION WITH AMPLE DRIVEWAY PARKING AND A LOW MAINTENANCE, PRIVATE REAR GARDEN. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Detached

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

FEATURES:

- FOUR BEDROOM DETACHED COASTAL HOME
- MAIN BEDROOM EN SUITE
- AMPLE DRIVEWAY PARKING
- EXCEPTIONALLY LARGE OPEN PLAN LIVING AREAS
- LOW MAINTENANCE, PRIVATE REAR GARDEN
- NO ONWARD CHAIN
- WALKING DISTANCE TO FISTRAL BEACH AND THE RIVER GANNEL
- IDEAL FAMILY HOME BY THE SEA

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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 and has recently opened The five-star Aqua Club featuring six pools and a brand new restaurant.

This property has been lived in by the same owners from new, real testimony to what a fabulous family home it is! It's been lovingly cared for a much improved over the years. The kitchen has been extended and opened up to create a brilliant and very social family room, the lounge and dining room have also been made open plan allowing a great flow with ample space for the whole family to relax, cook and spend time together.

You are greeted by a covered storm porch guiding you into the hallway which has stairs to the first floor and tidy storage space below, and a highly practical cloakroom.

Upon entering the incredible kitchen/diner, you will notice the abundance of natural light from windows on both the front and rear. Practically, the kitchen features a contemporary selection of white cabinets and a complete set of built-in appliances, including a Range style oven, washing machine, dryer, two refrigerators, and a freezer. The kitchen gives access to the rear garden and has a dining area currently arranged at the front with ample space for a large dining table, perfect for entertaining!

The living area has been greatly improved by the sellers, who have opened up the two main reception rooms to create an impressive open-plan 24ft lounge/diner with dual-aspect windows and rear patio doors. There's ample space for plenty of furniture complimented by a practical laminate floor.

All four double bedrooms can be found on the first floor. The main bedroom is a generous size with built in wardrobes and views towards the Gannel Estuary, with the luxury of a shower en-suite. The family bathroom features a white suite comprising a shower over the bath, washbasin, and WC.

Throughout this property, there's gas central heating powered by a combination boiler (replaced around three years ago) and upvc double glazing.

Externally, the front driveway is resin bound and there's enough parking for three cars with gated access to the rear. At the rear, the garden is terraced to make the most of the afternoon and evening sunshine. It's very mature and well established with an abundance of plants and shrubs and a large patio area, perfect for entertaining in the summer.

In summary, this home offers plenty of space, a tucked away location, ample parking and a location that is perfect for family life by the sea with the added benefit of no onward chain.

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Hallway
5.54m x 1.96m (18'2 x 6'5)

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Cloakroom
1.88m x 0.74m (6'2 x 2'5)

.

Kitchen Diner
8.64m x 2.64m (28'4 x 8'8)

.

Lounge Diner
7.47m x 3.43m (24'6 x 11'3)

.

Bedroom 1
4.42m x 3.73m (14'6 x 12'3)

.

En Suite
2.03m x 1.91m (6'8 x 6'3)

.

Bedroom 2
3.38m x 3.00m (11'1 x 9'10)

.

Bedroom 3
3.99m x 2.74m (13'1 x 9'0)

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Bedroom 4
2.74m x 2.59m (9'0 x 8'6)

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Bathroom
2.08m x 1.88m (6'10 x 6'2)

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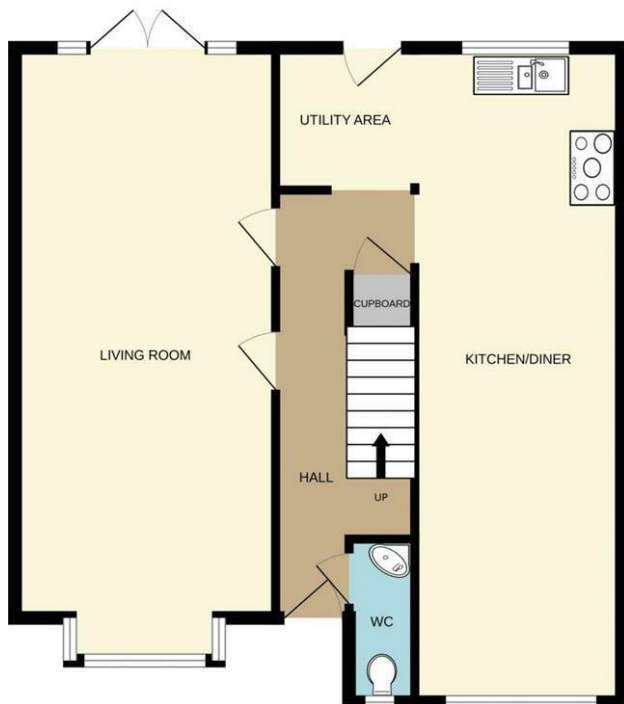
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FLOORPLAN:

GROUND FLOOR



1ST FLOOR



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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		69 81
	(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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