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23 Praze Road, Newquay TR7 3DD

£495,000

A GORGEOUS EXAMPLE OF A FOUR BEDROOM FAMILY HOME LOCATED ON PRAZE ROAD WITHIN WALKING DISTANCE OF THE LUSTY GLAZE BEACH. THIS PROPERTY OFFERS SPACIOUS, BRIGHT ACCOMMODATION, IMMACULATELY PRESENTED ACCOMMODATION, A BEAUTIFUL, SUNNY, LOW MAINTENANCE GARDEN, A GARAGE AND PARKING, OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: Bungalow - Semi Detached

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

FEATURES:

- EXCEPTIONALLY SPACIOUS FOUR BEDROOM SEMI DETACHED COASTAL HOME
- LOCATED ON ONE OF NEWQUAY'S MOST EXCLUSIVE ROADS
- DRIVEWAY PARKING AND A GARAGE
- NO ONWARD CHAIN
- GORGEOUS PRIVATE GARDEN
- PRESENTED TO A FLAWLESS STANDARD THROUGHOUT
- JUST A FEW MINUTES WALK TO LUSTY GLAZE BEACH

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DESCRIPTION:

Welcome to Number Twenty Three Praze Road, a deceptively spacious four bedroom semi detached family home located on one of Newquays most highly regarded roads within walking distance of Lusty Glaze Beach. With everything on the doorstep Praze Road is a real front runner for families. The vibrant town centre is about a mile away and is a relatively flat walk, offering something to suit everyone whether it be the huge variety of water sports, stunning cliff walks, fine dining or simply a coffee in the sun. Chester Road offers the closest day to day amenities just a few minutes walk away. Treviglas and Tretherras Secondary Academies are within walking distance and the nearest primary school is St Columb Minor Academy also just a short walk away. Lusty Glaze and Porth are the closest beaches with the coast path towards Watergate Bay being very accessible.

This property has been lovingly cared for by the current owners. It offers huge flexibility with plenty of space for a modern family looking for a coastal home and would also appeal to the retirement market given the ground floor bedrooms and low maintenance garden.

A spacious, bright and welcoming hallway with two useful storage cupboards guides you into this property. You will find two double bedrooms, one at the front and one at the rear with built in wardrobes. At the front, the lounge is a brilliant family room with enough space for the whole family to relax at the end of the day. Also, on the ground floor, there's a shower room and a bathroom with a window to the rear, complete with a 'P' Bath with a shower over, a wc and hand basin; both presented to a great standard. There's also a utility cupboard with plumbing for a washing machine.

Offering access to the conservatory and in turn, the garden the kitchen is exceptionally spacious with a generous range of matt white units, space for a fridge freezer and an integrated oven and gas hob. There's ample space for a family size dining table and plenty of natural light. The conservatory really enhances the living areas, a brilliant social space that could be utilised as a dining room, additional lounge, play room or work from home space. The entire ground floor flows incredibly well, offering space yet encouraging connection, ideal for entertaining!

The two remaining bedrooms can be found on the first floor, both offering sea glimpses and plenty of useful eaves storage. The larger of the two has an en suite WC.

Throughout this property, the decor and floor coverings are fresh and modern. There's gas central heating throughout with upvc double glazed windows.

Externally, at the front the garden is neat and well kept with a hedge offering plenty of privacy. There's access to the single garage and driveway parking for three to four cars. The rear garden is predominantly flat and laid to lawn with a gravelled area and access to the rear of the garage. It's private, sheltered and enjoys plenty of sunshine...perfect for hosting BBQs and plenty big enough for children to run around and play.

In summary, this home isn't just beautifully finished and perfect located.. - it's cleverly designed for modern living, entertaining, and relaxing in equal measure.

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Hallway

4.60m x 1.57m (15'1 x 5'2)

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Bedroom

3.05m x 3.05m (10'0 x 10'0)

.

Bedroom

3.68m x 2.79m (12'1 x 9'2)

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Lounge

5.99m x 4.19m (19'8 x 13'9)

.

Shower Room

1.98m x 1.37m (6'6 x 4'6)

.

Bathroom

3.40m x 1.98m (11'2 x 6'6)

.

Kitchen

3.68m x 3.68m (12'1 x 12'1)

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Conservatory

5.69m x 2.97m (18'8 x 9'9)

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First Floor Bedroom

3.53m x 2.62m (11'7 x 8'7)

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First Floor Bedroom

4.60m x 3.53m (15'1 x 11'7)

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Garage

5.00m x 2.54m (16'5 x 8'4)

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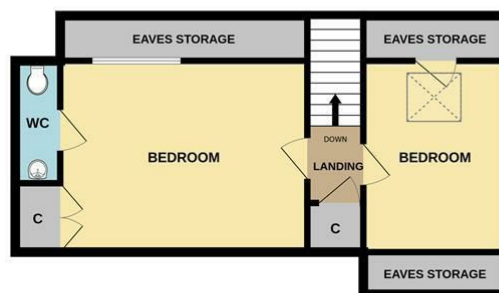


FLOORPLAN:

GROUND FLOOR
1302 sq.ft. (121.0 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1751 sq.ft. (162.7 sq.m.) approx.

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-plus) A			
(81-91) B			
(69-80) C		69	80
(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 plus) 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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