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**184 Henver Road, Newquay TR7 3EH**

**£550,000**

AN EXCEPTIONALLY SPACIOUS DETACHED FIVE BEDROOM HOUSE WITH AMPLE DRIVEWAY PARKING AND A SINGLE GARAGE LOCATED ON HENVER ROAD WITHIN EASY REACH OF SCHOOLS, AMENITIES AND BEACHES. THIS PROPERTY BOASTS A SOUTHERLY FACING GARDEN AND A GORGEOUS CONSERVATORY AND IS OFFERED WITH NO ONWARD CHAIN.

**PROPERTY TYPE:** House - Detached

**RECEPTIONS:** 3 / **BEDROOMS:** 5 / **BATHROOMS:** 2

**FEATURES:**

- EXCEPTIONALLY SPACIOUS FIVE BEDROOM DETACHED FAMILY HOME
- LOW MAINTENANCE SOUTH FACING GARDEN
- AMPLE DRIVEWAY PARKING AND A SINGLE GARAGE
- NO ONWARD CHAIN
- CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF FOUR SCHOOLS
- CONSERVATORY
- FAR REACHING RURAL VIEWS AT THE REAR
- OWNED SOLAR PANELS

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## DESCRIPTION:

Welcome to 184 Henver Road – an impressive and highly adaptable family home, offering a stylish, low-maintenance south facing garden, ample driveway parking and a garage

Ideally situated on the popular Henver Road, this property enjoys a prime position in one of Newquay's most desirable areas. It's perfectly placed for families, with both of the town's secondary schools within walking distance, and St Columb Minor Academy and Nansledan Primary School also close by. Just a short stroll away, Chester Road shopping centre provides a wide range of everyday amenities including a bank, post office, café, butcher, bakery, and hardware store. For beach lovers, the golden sands of Porth Beach are within easy reach, while Newquay town centre—located approximately a mile away—offers everything from independent boutiques to well-known high street brands. Whether you're into casual cafés, trendy bistros, family-friendly pubs, or upscale dining, Newquay's vibrant food and drink scene caters to all tastes. However you choose to shop, unwind, or enjoy your evenings, this fantastic location has something for everyone.

This well proportioned property offers five double bedrooms across two floors, making it the perfect fit for growing families or those in need of flexible living arrangements. With generous living spaces, a sun-drenched garden, and convenient access to local amenities, this home blends comfort, practicality, and location in one exceptional package.

As you step through the porch, you're greeted by a wide and welcoming hallway that sets the tone for the rest of the house. The ground floor boasts a large, open-plan lounge and dining area—an inviting space with more than enough room for multiple sofas and a family-sized dining table. Whether you're hosting guests or enjoying quiet evenings in, this space adapts effortlessly to your needs. Just off the lounge, a useful study provides a quiet retreat—perfect for working from home, homework sessions, or simply escaping with a good book.

The kitchen is located at the rear of the property and benefits from a large window overlooking the garden, bringing in plenty of natural light. It offers ample room for preparing meals and could easily be updated to suit modern tastes. At the rear of the house, a bright conservatory opens directly onto the private, south-facing garden—an ideal spot for soaking up the sun or entertaining during the warmer months.

Two generously sized double bedrooms are located at the front of the property on the ground floor, along with a modern, well-equipped shower room, offering convenience and flexibility—especially for multi-generational living or guests. There's plenty of storage off from the hallway, offering ample storage for those coats and shoes.

Upstairs, the property continues to impress with three further double bedrooms, each offering plenty of space and light. A neat family bathroom serves these bedrooms and an airing cupboard housing the central heating boiler completes the first floor. The bedrooms all feature built in storage and some still have basins. The largest of the bedrooms enjoys an open outlook with far reaching views with a whole wall of mirrored wardrobes.

This property has a gas fired warm air heating system and all windows are double glazed. The loft is exceptionally large, fully boarded and shelved with a loft ladder for easy access. There's owned solar panels providing significant savings on hot water bills to our vendors in the summer months.

Externally, the south-facing garden is low-maintenance and neatly presented, there's a well maintained greenhouse and an area for growing vegetables.—the garden is perfect for those who want to enjoy the outdoors without the upkeep. At the front, the property offers ample driveway parking for up to six cars and a single garage with an electric door and plumbing for a washing machine.

In summary, this exceptional family home has it all — an outstanding location, spacious accommodation and a south facing garden, a brilliant family home!

Hallway  
5.99m x 1.91m (19'8 x 6'3)

Conservatory

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Kitchen  
3.51m x 3.28m (11'6 x 10'9)

Study  
3.58m x 1.42m (11'9 x 4'8)

Lounge Diner  
7.34m x 6.10m (24'1 x 20'0)

Shower Room  
1.73m x 1.55m (5'8 x 5'1)

Bedroom 2  
3.51m x 2.92m (11'6 x 9'7)

Bedroom 3  
3.53m x 3.05m (11'7 x 10'0)

Bedroom 1  
5.56m x 3.71m (18'3 x 12'2)

Bathroom  
2.34m x 1.73m (7'8 x 5'8)

Bedroom 4  
3.56m x 3.25m (11'8 x 10'8)

Bedroom 5  
3.30m x 3.40m (10'10 x 10'9)

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## FLOORPLAN:



TOTAL FLOOR AREA: 1912 sq.ft. (177.6 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 |                         |         |           |
| (92-100) <b>A</b>                           |                         |         |           |
| (81-91) <b>B</b>                            |                         |         |           |
| (69-80) <b>C</b>                            |                         |         |           |
| (55-68) <b>D</b>                            |                         |         |           |
| (39-54) <b>E</b>                            |                         |         |           |
| (21-38) <b>F</b>                            |                         |         |           |
| (1-20) <b>G</b>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |

  

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|-----------------------------------------------------------------|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) <b>A</b>                                              |                         |         |           |
| (81-91) <b>B</b>                                                |                         |         |           |
| (69-80) <b>C</b>                                                |                         |         |           |
| (55-68) <b>D</b>                                                |                         |         |           |
| (39-54) <b>E</b>                                                |                         |         |           |
| (21-38) <b>F</b>                                                |                         |         |           |
| (1-20) <b>G</b>                                                 |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |

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