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## 19 Shackleton Drive, Newquay TR7 3PE

**£450,000**

AN OUTSTANDING FOUR DOUBLE BEDROOM DETACHED FAMILY HOME WITH A GORGEOUS CONSERVATORY, SOUTHERLY FACING GARDEN AND A SINGLE GARAGE. THIS PROPERTY IS IN FANTASTIC CONDITION THROUGHOUT AND LOCATED IN ONE OF NEWQUAY'S MOST DESIRABLE FAMILY FRIENDLY DEVELOPMENTS.

**PROPERTY TYPE:** House - Detached

**RECEPTIONS:** 2 / **BEDROOMS:** 4 / **BATHROOMS:** 3

### FEATURES:

- DETACHED FOUR BEDROOM FAMILY HOME
- MANY UPDATES AND IMPROVEMENTS
- HIGHLY DESIRABLE FAMILY FRIENDLY AREA
- MAIN BEDROOM EN SUITE
- BUILT IN WARDROBES IN THREE BEDROOMS
- GARAGE AND DRIVEWAY PARKING
- WALKING DISTANCE TO TRETHERRAS SCHOOL
- SOUTHERLY FACING GARDEN ARRANGED OVER THREE TIERS
- HOT TUB INCLUDED IN SALE

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## DESCRIPTION:

Located in a desirable, family-friendly area of Newquay, Number 19 Shackleton Drive presents a well-balanced mix of comfort, functionality, and space. This peaceful residential area is ideal for families, with a choice of excellent schools just a short walk away, as well as nearby green spaces, local amenities, and, of course, easy access to Newquay's renowned beaches—all just minutes from your front door.

This lovingly cared for and much improved four-bedroom detached house has been designed with busy family life in mind. The welcoming entrance hallway guides you into this family home and offers stairs to the first floor, a beautifully decorated cloakroom and plenty of under stairs storage.

At the front of the house, the contemporary kitchen features a fresh and contemporary design, with a sleek range of white gloss units and an integrated appliance pack including a wine chiller, fridge freezer, washing machine and dishwasher. There's ample room for a Range style oven, included in the sale and the gas combi boiler is neatly concealed in a cupboard. The kitchen is finished with practical LVT flooring, under counter lighting and has a door to the side.

The spacious living room at the rear of the property is a bright and airy space thanks to large French doors opening out to the sunny southerly-facing garden. A wide arch connects the living area to the dining space, allowing for easy flow between rooms—perfect for both everyday use and social gatherings.

From the dining room, you will be guided into the conservatory, a brilliant addition with a recently insulated roof, doors to the garden and 'perfect fit' blinds., this room is bathed in natural light throughout the day and offers a calm, relaxing view of the garden—an ideal spot for a quiet morning or evening retreat with the added luxury of under-floor heating.

All four double bedrooms can be found on the first floor, providing plenty of room for everyone. Three of the bedrooms come with built-in wardrobes, and the main bedroom benefits from a gorgeous en-suite shower room. The family bathroom has also been updated and offers a bath with electric shower over.

The property is tastefully decorated throughout and finished with a mix of high-quality carpets, durable laminate flooring, and luxury vinyl tiles, creating a stylish yet practical feel across each room. Benefiting from gas central heating, and upvc double glazing.

Outside, the front of the property offers driveway parking for two vehicles and access to a single garage which has plenty of built in storage and worktop. To the rear, the southerly-facing garden is a real sun trap, thoughtfully arranged over three tiers. Directly outside the lounge is a sunny terrace area with a hot tub—included in the sale—perfect for relaxing at the end of the day. The middle level features a neatly lawned space bordered by an abundance of mature plants, palms, and shrubs, while the upper tier offers a secluded retreat complete with a built-in BBQ, seating area, and a garden shed for added storage.

In summary, this family home ticks all the boxes! It's turn-key ready and perfect for modern family life!

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Hallway  
4.06m x 1.07m (13'4 x 3'6)

.

Cloakroom  
1.98m x 0.76m (6'6 x 2'6)

.

Kitchen  
4.47 x 2.62 (14'7" x 8'7")

.

Loune Diner  
7.44m x 2.84m (24'5 x 9'4)

.

Conservatory  
3.71m x 3.05m (12'2 x 10'0)

.

Bedroom 1  
3.66m x 3.07m (12'0 x 10'1)

.

En Suite  
1.65m x 1.60m (5'5 x 5'3)

.

Bedroom 2  
3.05m x 2.57m (10'0 x 8'5)

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Bedroom 3  
3.66m x 2.46m (12'0 x 8'1)

.

Bedroom 4  
3.07m x 2.03m (10'1 x 6'8)

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Bathroom  
2.13m x 1.83m (7'0 x 6'0)

.

Garage  
5.13m x 2.57m (16'10 x 8'5)

.

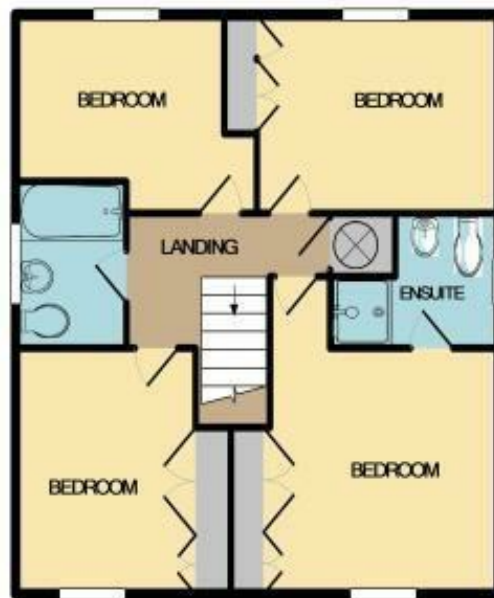
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**FLOORPLAN:**



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 |  |         |           |
| England & Wales                             |  | 71      | 82        |
| EU Directive 2002/91/EC                     |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|-----------------------------------------------------------------|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| England & Wales                                                 |  |         |           |
| EU Directive 2002/91/EC                                         |  |         |           |

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