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213 Penmere Drive, Newquay TR7 1RY

£465,000

A SIMPLY GORGEOUS FOUR BEDROOM DETACHED FAMILY HOME WITH GLIMPSES OF THE RIVER GANNEL LOCATED IN A TUCKED AWAY CUL DE SAC WITHIN PENTIRE ON ONE OF NEWQUAY'S MOST DESIRABLE ROADS, JUST A SHORT STROLL FROM THE WORLD FAMOUS FISTRAL BEACH, THE SPECTACULAR RIVER GANNEL AND NEWQUAY TOWN CENTRE.

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / **BEDROOMS:** 4 / **BATHROOMS:** 3

FEATURES:

- DETACHED FOUR BEDROOM FAMILY HOME
- JUST A COUPLE OF MINUTES WALK TO THE RIVER GANNEL
- GARAGE AND DRIVEWAY PARKING
- REPLACEMENT KITCHEN AND BATHROOMS
- BEAUTIFULLY LANDSCAPED AND PRIVATE GARDEN
- OPEN PLAN KITCHEN DINER
- PLANS DRAWN FOR LOFT CONVERSION
- GANNEL GLIMPSES FROM THE FRONT BEDROOMS
- TUCKED AWAY, CUL DE SAC LOCATION
- ALL MAINS SERVICES

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DESCRIPTION:

A home on the Pentire peninsula 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.

Located on the highly desirable, family friendly Penmere Drive, this four bedroom detached house with a beautifully landscaped garden has glimpses of the River Gannel is tucked away in a quiet cul de sac just two minutes to The River Gannel and about a ten minute walk to Fistral Beach.

This property has been completely transformed by the current owners who have replaced the kitchen, created a brilliant open-plan family friendly space, replaced all the bathrooms, redecorated and much more in recent years!

A bright and welcoming entrance hallway with stairs to the first floor guide you into this property where you will find a cloakroom on the right and the open plan kitchen/diner to the left. This is the ultimate family room with triple aspect windows, a contemporary grey shaker kitchen and ample space for a dining table. Practically, the kitchen has an integrated fridge freezer, dishwasher, washing machine, microwave, double oven and electric hob. At the rear, the lounge which has doors opening to the garden is a brilliant family friendly room with ample space for the whole family to relax at the end of the day.

All four bedrooms can be found on the first floor; there's two at the front and two at the rear. The largest bedroom enjoys glimpses off the Gannel and has built in wardrobes with a gorgeous en suite shower room. All four bedrooms are presented to the highest standard with good quality decor and carpets. As you would expect, the family bathroom is pristine with a bath and shower over.

Externally, at the front, there's driveway parking with access to the garage and at the rear, the garden is sunny, sheltered and private. The current owners have created a low maintenance area to enjoy the sun with ample space for children to play and adults to relax with built up terraces to maximise the afternoon and evening sun.

This property has gas central heating powered by a combination boiler in the loft. The fascias and soffits have recently been replaced and there's upvc double glazing throughout.

In summary, properties in this location in this condition are rare! It is turn-key ready for the next family to make memories and enjoy life by the sea!

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Lounge
4.34m x 4.32m (14'3 x 14'2)

Kitchen Diner
8.23m x 2.67m (27'0 x 8'9)

Bedroom 1
3.96m x 3.96m (13'0 x 13'0)

En Suite
2.13m x 1.42m (7'0 x 4'8)

Bedroom 2
5.11m x 2.74m (16'9 x 9'0)

Bedroom 3
3.23m x 2.82m (10'7 x 9'3)

Bedroom 4
3.07m x 3.02m (10'1 x 9'11)

Bathroom
2.21m x 1.88m (7'3 x 6'2)

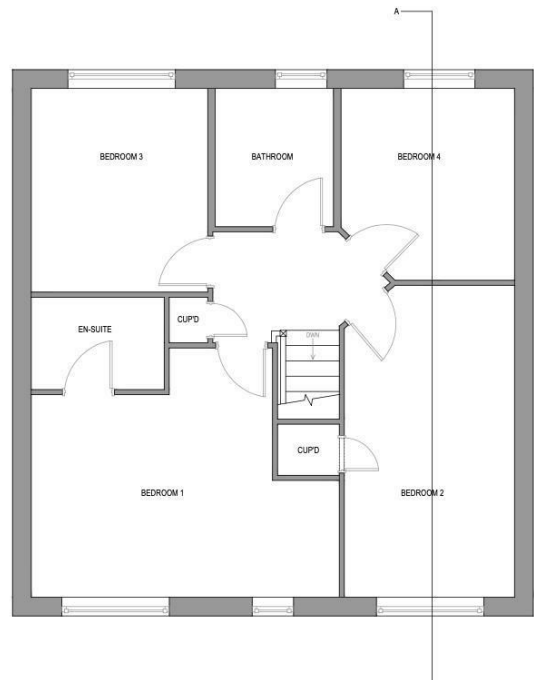
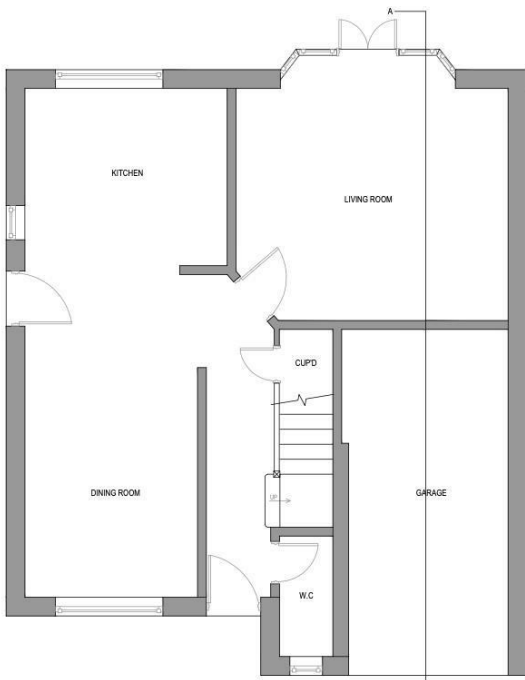
Garage
5.49m x 2.59m (18'0 x 8'6)

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FLOORPLAN:



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