



165, Penmere Drive, Newquay, TR7 1NS

david ball
Agencies

Presenting an immaculate four bedroom detached family home, offered for sale for the first time since 2002, with a double garage and rear enclosed garden with a decked sun terrace area in the heart of Pentire. The accommodation further comprises a lounge, dining room, kitchen and a ground floor cloakroom. To complete this family home is the principal en-suite and a family bathroom. Early viewing is highly recommended.

Guide Price £485,000 Freehold

Key Features

- Detached four bedroom family home
- Principal en-suite bedroom
- Within 200m of the Gannel Estuary
- Ample off street parking and double garage
- Enclosed rear landscaped garden
- Spacious conservatory
- Immaculately presented
- Gas central heating & uPVC double glazing





The Property

This spacious four bedroom detached house, is in impeccable condition but offers opportunities for modernisation. From the extended driveway a path leads to the front door, opening into a spacious, welcoming hallway featuring stairs to the first floor and a convenient cloakroom.

The lounge is a great family space with a marble stone feature gas fireplace and boasts a South facing sizeable box bay window to the front and access into the dining room. The modern fitted kitchen includes ample work surface space with a two person breakfast bar and integrated siemens appliances. The kitchen also connects to the spacious dining area, which opens to the conservatory through elegant double doors.

Leading to the first floor, a naturally lit stairwell takes you to the landing, providing access to the loft and the airing cupboard. The principal suite and fourth bedroom, positioned at the front, boast Countryside views with glimpses of the Gannel. The family bathroom, equipped with a bath and shower overhead, is accompanied by an airing cupboard housing the hot water tank. Two additional double bedrooms complete the floor.

Externally

The front garden is adorned with well established palm trees planted within a cornish stone wall and laid mostly to lawn. The well-kept enclosed rear garden showcases a lush lawn, a variety of forna and a decked terrace area. Off to the side of the house there is ample driveway parking for multiple cars that leads to the double garage with two single up and over electric doors as well as side access to house and the rear garden.

Location

Ideally located just 200 meters from the stunning River Gannel, famous for its captivating walks at low tide and exciting watersports at high tide. A mere 750 meters away is the renowned Fistral Beach, well-known for its excellent surfing conditions.

Newquay's vibrant town centre is easily accessible, ensuring convenience without compromise, offering a diverse selection of cafes, restaurants, and bars. The acclaimed Newquay Golf Course, commanding a panoramic view of Fistral Beach, is readily reachable. Notable dining spots include the award-winning Fish House and The Stable, both perched above Fistral Beach. A walk takes you to the iconic Headland Hotel, which has recently unveiled the five-star Aqua Club, featuring six pools and a new restaurant.

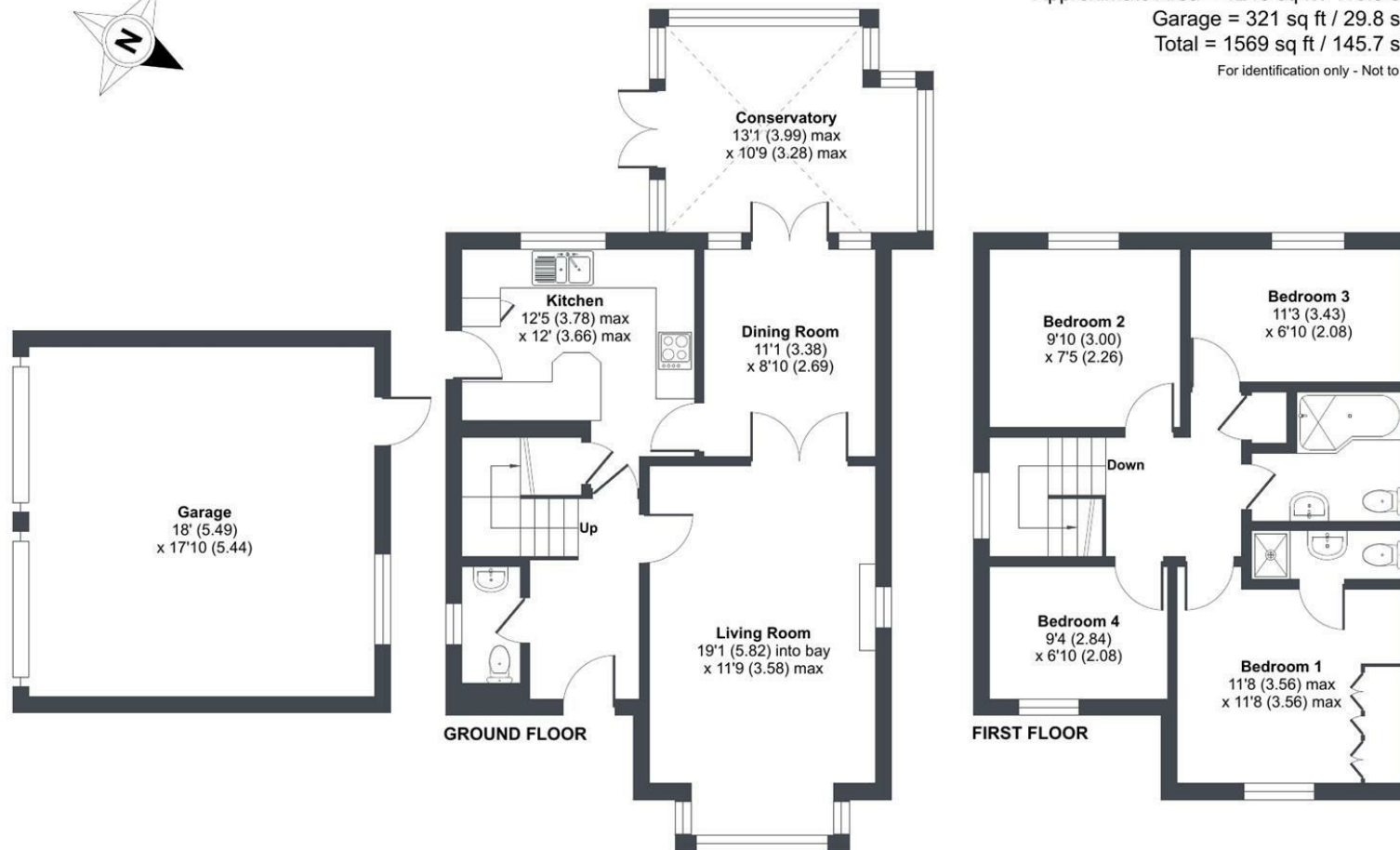
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Approximate Area = 1248 sq ft / 115.9 sq m

Garage = 321 sq ft / 29.8 sq m

Total = 1569 sq ft / 145.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for David Ball Agencies. REF: 1071031

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	68	78
(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

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