



34, Trerice Drive, Newquay, TR7 2RL

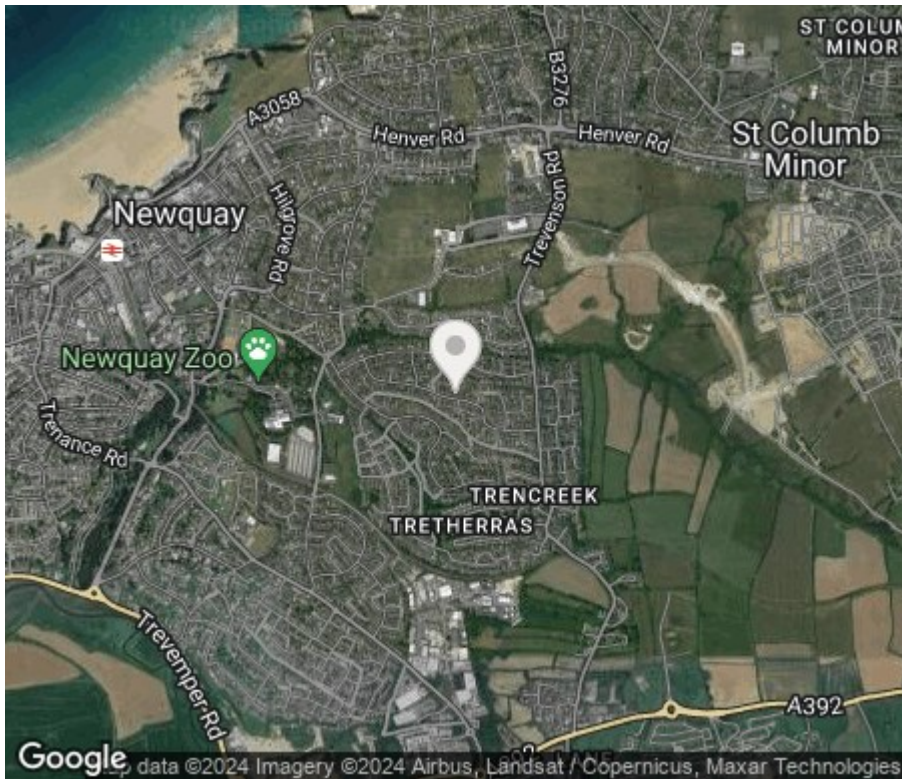
david ball
Agencies

An immaculate TWO DOUBLE bedroom detached bungalow in one of Newquay's most popular areas. Boasting an open plan lounge/diner with separate kitchen, recently refurbished shower room and single integral garage. With an established beautiful and private rear garden as well as a lawn and driveway parking to the front. The bungalow offers various potential for extension/improvement subject to the relevant planning. Viewing is highly recommended.

Guide Price £350,000 Freehold

Key Features

- Detached bungalow
- Generous plot
- Versatile accommodation
- Enclosed private rear garden
- Two double bedrooms
- Abundance of potential
- Integral single garage
- Sought after Tretherras area





Location

The Tretherras neighbourhood is in high demand thanks to its convenient location near the town center and beaches. Residents have access to various shortcuts winding through the area, often tracing peaceful streams that eventually join the picturesque River Gannel.

On offer is an array of recreational facilities within just 750m of the property, including the renowned Newquay Zoo, WaterWorld Leisure Centre, Heron Tennis Centre, and Concrete Waves Skatepark. Additionally, residents can enjoy the well-maintained Trenance Gardens and the popular Boating Lake, along with other amenities. In close proximity, some of Newquay's finest schools are located, including the highly sought-after and frequently oversubscribed Newquay Tretherras secondary school.

Trerice Drive also sits on bus route allowing for access to the town via public transport.

Entrance Hallway

UPVC patterned double glazed entrance door. Airing cupboard housing the combo boiler and a storage cupboard. Loft access. Radiator.

Lounge/Diner

18'0" x 17'7" max (5.49m x 5.38m max)

(L shaped)

Two large UPVC double glazed windows overlooking the garden. Feature fireplace with stone surround and hearth and a wooden mantle piece.

Kitchen

9'2" x 8'5" max (2.81m x 2.57m max)

UPVC double glazed windows overlooking the rear garden. Fitted kitchen including a range of base, wall, drawer units and roll top work surfaces. Integrated Hoover electric oven with four ring electric hob and extractor over. Space for fridge freezer. One and ¼ stainless steel sink unit with mixer tap and drainer. Space for under counter washing machine. Feature glass single glazed borrowed light wall.

Bedroom One

11'10" x 11'8" max (3.63m x 3.56m max)

UPVC double glazed window. Fitted wardrobe. Radiator.

Bedroom Two

12'0" x 8'4" max (3.67m x 2.55m max)

UPVC double glazed window. Fitted wardrobe and dressing table. Radiator

Shower room

8'3" x 5'4" max (2.52m x 1.64m max)

Recently refurbished shower room boasting a walk in shower unit with a overhead waterfall shower, handheld hose attachment and glass screen. Wall mounted wash hand basin with vanity style unit under. Low level WC with dual flush. Partially tiled walls. UPVC double glazed window.

Single garage

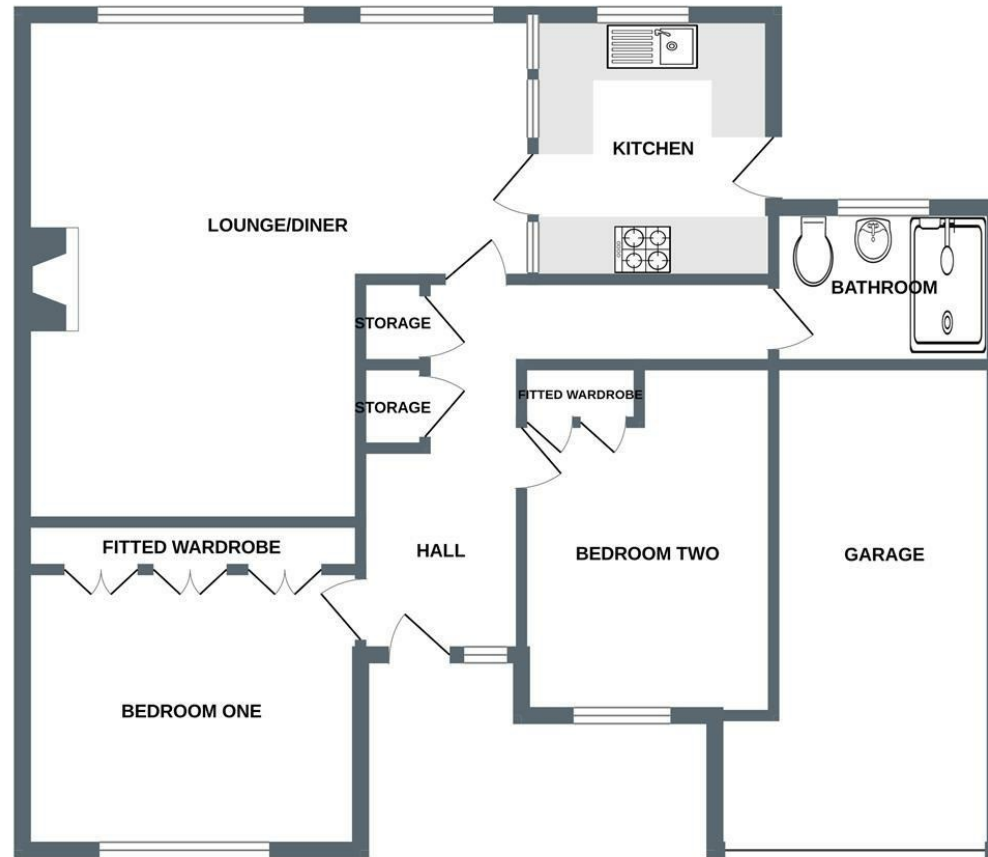
16'8" x 9'8" m max (5.10m x 2.97 m max)

Single roller garage door. Power connected.

Externally

To the rear a beautiful, private and enclosed garden, laid mainly to lawn with cornish stone border and filled with various established plants. To the front a lawn and driveway parking for one car with the potential to add further., there is also side access to the rear.

GROUND FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		70	
(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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