



4, Gannel View Close, Newquay, TR8 4NH

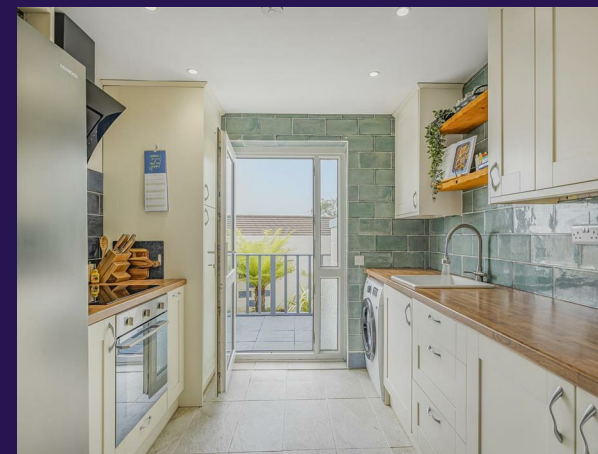
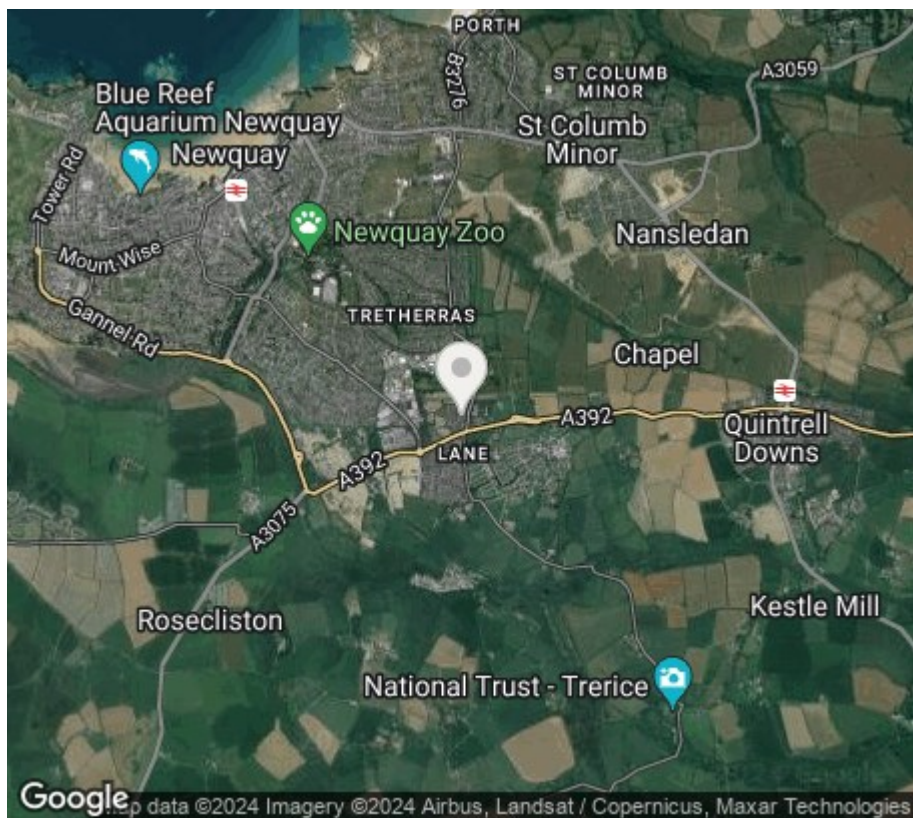
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Agencies

This charming semi-detached bungalow with three bedrooms, with south facing beautifully landscaped private rear garden. In the lounge a feature log burner provides additional warmth on top of the oil fired central heating, a galley style kitchen and modern shower room complete the accomodation. Two driveway parking spaces.

Guide Price £325,000 Freehold

Key Features

- CHAIN FREE
- Three bedrooms
- South facing private rear garden
- Oil fired central heating
- Semi-detached bungalow
- Modern & stylish home
- Cosy log burner
- Two driveway parking spaces





The Property

You are greeted into a generous porch with stylish panneling, fitted storage and room for seating. Straight through an opening into the lounge/diner where the feature log burner with slate heart provides a focal point for the room whilst when in use floods the home with warmth.

Another opening flows into galley style kitchen which includes an inset belfast style ceramic sink, fitted space for an american style fridge freezer, integrated electric oven and four ring electric hob as well as space for an undercounter washing machine. From here you are lead out to the rear garden.

Bedroom one is a spacious double with fitted wardrobes, with bedroom two is also a double. Bedroom three is a comfortable single, ideal for a guest room or home office.

The contemporary shower room features a double-length walk-in shower with a glass screen and a heated radiator towel rail.

Externally

An immaculate, low maintenance, private space that is also South facing, comprising a decked terrace with a pergola that provides ample room for seating, perfect for outdoor dining and gatherings. A triple-length storage shed offers an abundance of storage space, and there's gated access to the driveway parking as well as a storage unit for the oil tank

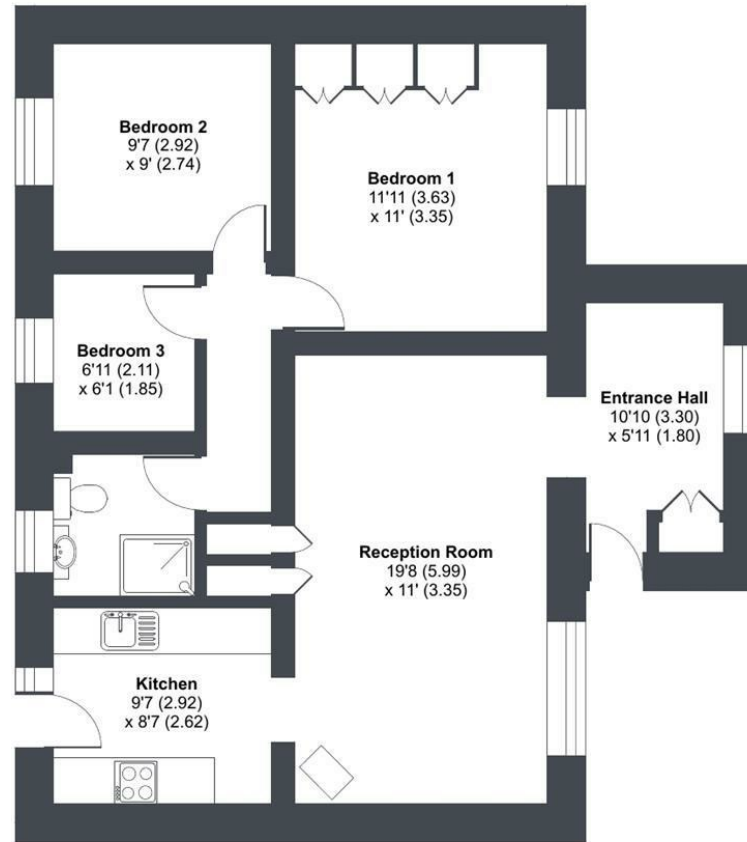
Location

Gannel View Close is situated in the Lane area of Newquay near the trencreek and trelogan estates. Being on the outskirts on Newquay but still well connected to public transport and major road connections, within the catchment to the town's sought after schools and with nearby major supermarkets as well as the Prow Park business village that contains popular eateries.

Gannel View Close, Lane, Newquay, TR8

Approximate Area = 792 sq ft / 73.5 sq m

For identification only - Not to scale



GROUND FLOOR



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: 1148533

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		59	
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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