

11 Porth Way, Newquay, TR7 3LP



HIGHLY DESIRABLE LOCATION | DRIVEWAY, CARPORT & GARAGE | Large 2150sqft dormer bungalow with partial sea views just a short walk from Porth Beach, Newquay Town and the local schools with a delightful mature landscaped rear garden.

- Spacious flexible accommodation
- Feature kitchen/diner opening to the rear garden
- Large bathroom with freestanding bath and shower
- 5 Beds (1 en-suite). 3 Ground floor, 2 first floor
- New Kitchen with a separate large utility
- Integral garage with stairs to first floor storage
- Impressive entrance hall with gallery landing
- Large link conservatory overlooking the garden

Reduced To £535,000 Freehold

Porth has become one of the favoured areas of Newquay town thanks to its proximity to many popular Beaches as well as the easy travel links up the North Cornish Coast. Newquay Town has recently had an influx of independent Cafes, Coffee Shops and Bars that has made the town an even more popular residential area with something for all ages. Improved transport links via the A30 and Newquay Airport has really made it one of the top destinations for tourists and those who can work remotely enjoying the natural beauty of the coastline on the doorstep.

The property is accessed through a front porch which opens into a feature entrance hall. The downstairs is in fantastic order and provides ample living accommodation to include a newly finished kitchen/dining room with doors to the rear garden, large separate lounge with wood burner and views, link sunroom to the garage and a separate utility.

Downstairs also provides 1 master en-suite bedroom, a second double bedroom and a small 3rd bedroom which is currently utilised as a playroom/office as well as a large family bathroom with a freestanding bathtub and separate walk in shower.

Upstairs currently has 1 single and 1 double bedroom with a small WC. There is currently a small dormer to the to the front but offers great potential for further accommodation subject to planning permission.

At the front the property has steps lead from the main drive up to the entrance door, surrounded by planted landscaped mature front open gardens. Driveway to the side of the property providing parking for 2 or 3 vehicles, one under a car port and with gated access providing a further private enclosed parking bay and leading to the garage.

To the rear there is a paved patio immediately off the rear doors with a slate pathway leading into the

garden filled with an abundance of unusual and mature trees, plants and shrubs with colourful borders. The slate pathway continues to the rear of the garden and to a rear patio in need of replacement and old block built storage shed with a central shaped lawn. Doors lead from the garden to the rear of the conservatory and into the garage.

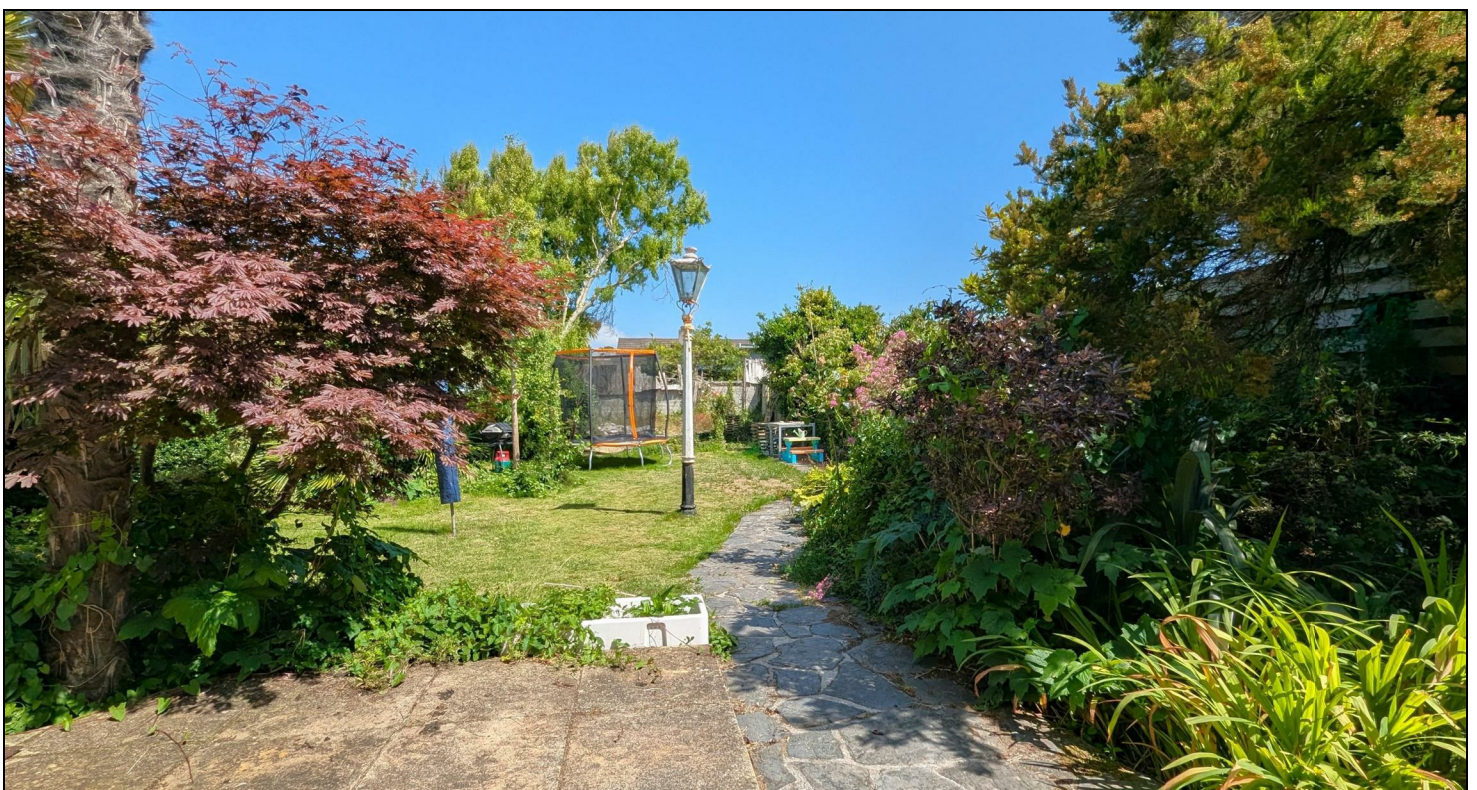
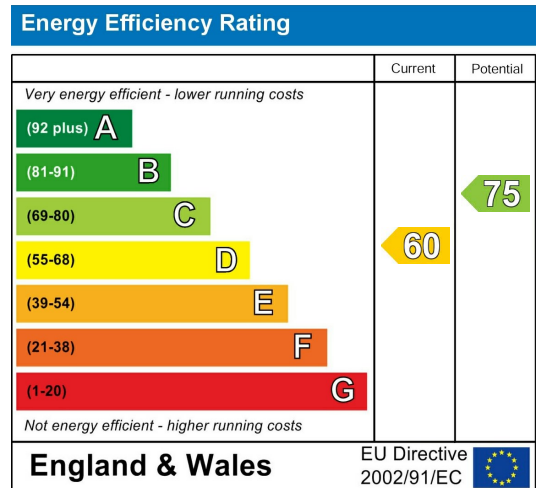
TENURE
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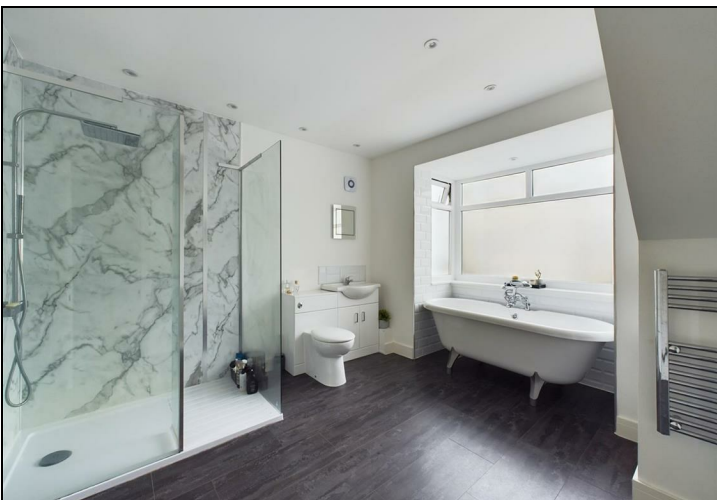
COUNCIL TAX
Band E

SERVICES
All Mains

BROADBAND AND MOBILE COVERAGE AVAILABILITY

Fastest Available Download Speed: Up to 1000mbps
Mobile Coverage: Limited/None
(Source: OFCOM)







Approximate total area⁽¹⁾

200.02 m²
2153.03 ft²

Reduced headroom

5.26 m²
56.63 ft²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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