

11 Praze Road, Newquay, TR7 3DE



STYLISH DETACHED 3 BEDROOM BUNGALOW ON THE LUSTY GLAZE ESTATE WITH 2 RECEPTION ROOMS, A LARGE DRIVEWAY, A GARAGE AND A STUNNING REAR GARDEN INCLUDING A LARGE TIMBER GARDEN CABIN/OFFICE

- 3 Bedrooms (1 en-suite)
- Vaulted ceiling kitchen/diner with views
- IMMACULATE THROUGHOUT
- Extremely sought after location close to town and beaches
- Gas central heating and double glazing
- Garden dining deck
- Amazing landscaped mature rear garden
- Large parking brick paved driveway
- Snug/Study off kitchen/diner
- LARGE TIMBER MULTI PURPOSE GARDEN STUDIO CABIN

Price £595,000 Freehold

This delightful and characterful property sits on the desirable top section of Praze Road and is approached via a pillared entrance to a generous brick paved parking driveway leading to the side garage with a small ornamental front lawn and planted garden section.

The entrance hall provides a useful coat/shoe area and leads directly into the central inner hall that leads to all main rooms. The cosy lounge is to the front of the property with a feature box bay window overlooking the front garden and a woodburner. The beautiful open plan kitchen/diner to the rear has a light open feel with a part vaulted ceiling and skylights, opening up onto a rear garden dining deck with sea views. A small snug/office lies directly off the kitchen/diner. The 3 bedrooms are all on the same level, one having a small en-suite shower room and the other 2 being served by the generous and well-appointed family bathroom. The property is in excellent condition throughout.

A particular feature of this lovely bungalow is the rear garden, which is extremely private, mature planted and incorporates a large timber garden cabin to the rear which has multiple potential uses, either as a

workspace, hobbies room, garden bar or an additional guest bedroom suite. The cabin is heated and also benefits from hard wired ethernet for work or play use.

TENURE
Freehold

SERVICES
All mains

COUNCIL TAX
Band D

SOLAR PANELS
This property comes with an array of fully owned roof mounted solar panels with a feed-in tariff. Our clients inform us that this generates an average income of around £875 per year.

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





