

## 5 Dukes Way, Newquay, TR7 2RW



**DESIRABLE RESIDENTIAL LOCATION | SOUTH FACING LIVING AREA & REAR GARDEN | 3 bedroom detached bungalow on a highly desirable residential street within easy walking distance to Newquay Town with a south facing rear garden garage and ample driveway parking.**

- Great 3 bedroom bungalow ideal for families or retirees
- Garage and driveway parking for 4 cars
- Rear facing conservatory, lounge and kitchen/diner
- Terraced rear garden mainly laid to lawn with mature surroundings and patio
- Gas central heating and uPVC double glazing throughout
- Level walk to Newquay Water World, Trenance Gardens and the Boating Lake

**Price £385,000 Freehold**

Dukes Way is an extremely popular residential location close to schools, local amenities and the coast without the 'hustle and bustle' of being directly in the town centre. The fantastic facilities of the Sports Centre and Heron Tennis Centre are a level stroll away with the boating lake and Trenance Gardens just an extra couple of minutes walk down the road. Newquay Town is popular thanks to it's selection of independent cafes and restaurants with the surrounding Coast and beaches being some of the best in the UK meaning there is something for all the family.

From the driveway the bungalow is entered from the side where the entrance hallway provides access to all rooms. To the rear of the bungalow is the living space overlooking the South facing rear garden. Firstly the open plan kitchen diner has a range of floor and wall mounted high gloss cabinets under a wood block worksurface and provides ample room for a 6 seat dining table towards the rear. This has a large opening to the lounge which benefits from a large sliding door to the rear garden. There is a further door into the conservatory which has a glass roof and further doors to the rear garden.

The bungalow has 3 bedrooms with 2 small doubles/large single rooms and a large master bedroom. The master bedroom has ample room for a wide range of wardrobes and cupboards and also has an access door into the garage. The bathroom has been redesigned as a shower room with a quadrant shower, pedestal basin and WC nicely spaced and a mains powered heated towel rail with floor to ceiling tiling throughout.

To the front the property is raised from the main street with a driveway providing parking for 3 to 4 cars and a single garage. Down the side there is access to the rear garden which has a lower access path to the conservatory, small terraced patio enjoying the days sun and moving up to the lawn. The back is secure with mainly blockwork boundaries with mature trees and shrubs providing screening from the neighbouring properties.

#### SERVICES

All Mains

#### TENURE

Freehold

#### COUNCIL TAX

Band D

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	





