Start & co
THE NEWQUAY ESTATE AGENT
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13A Greenbank Crescent, Newquay, TR7 3JX

SEA VIEWS FROM MULTIPLE ROOMS | 4 DOUBLE BEDROOMS | Largely extended 4 double bedroom semi-detached dormer bungalow in a very popular residential cul-de-sac just minutes walk from the popular Porth Beach with some lovely views from lots of points around the house and gardens.

- Stunning position close to Porth Beach and popular schools
- Front and rear gardens with driveway parking for 2 vehicles
- Largely and thoughtfully extended into a 4 double bedroom house
- Gas central heating, double glazing and log burner
- Light and airy lounge and kitchen with views
- Low maintenance rear garden with storage and expansive decking

Reduced To £535,000 Freehold

Greenbank Crescent is a popular, quiet residential street located in the Porth area on the outskirts of Newquay Town. It is a favourite spot for both locals and visitors with a beach ideal for families and a short walk to popular schools. Porth has a small cluster of cafés, a beachside pub, a shop and great travel links as Newquay Airport is only a few miles away. The town centre is around ten minutes by car but is an enjoyable walk across the coast path. Just along the coast, Watergate Bay provides a choice of restaurants and bars as well as popular water sports facilities.

The property is entered over a resin driveway which has ample space for 2 vehicles to park off-street. The front has a lovely covered entrance with a planted front garden and glass balustrade surrounding covered patio which is perfect for enjoying the later afternoon and evening sun with enjoying the views on offer.

You enter the property into the open plan kitchen/diner. The kitchen has a large range of traditional shaker cabinets with a well placed island enjoying the views out the font and side window as well as separating the dining area. A large doorway separates this from the lounge which is equipped with a working wood burner and is very light thanks to the large patio door unit onto the covered patio at the front. To the rear of the ground floor are 2 double bedrooms, both with ample space for beds with additional wardrobe storage. There is also the downstairs shower room.

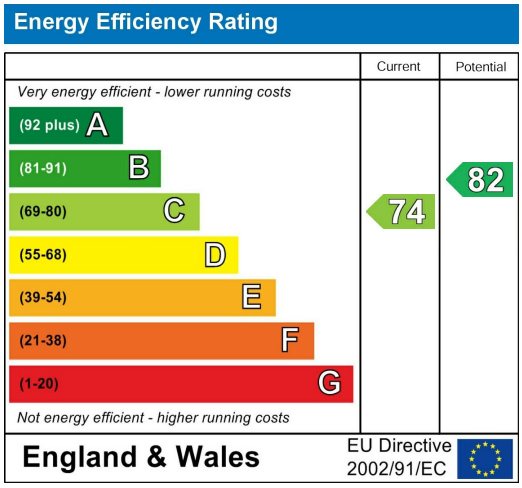
To the first floor is the master bedroom providing a large bedroom with ample room for storage, dressing area and a seating area. Through the front Velux it enjoys some lovely views over Porth and right the way to Towan Headland over Newquay town. There is a further double bedroom currently used as an office which enjoys the same sea views. The landing has ample room for a small computer/study area and also provides access to the first floor bathroom. The bathroom is fully tiled with a large bath with shower over.

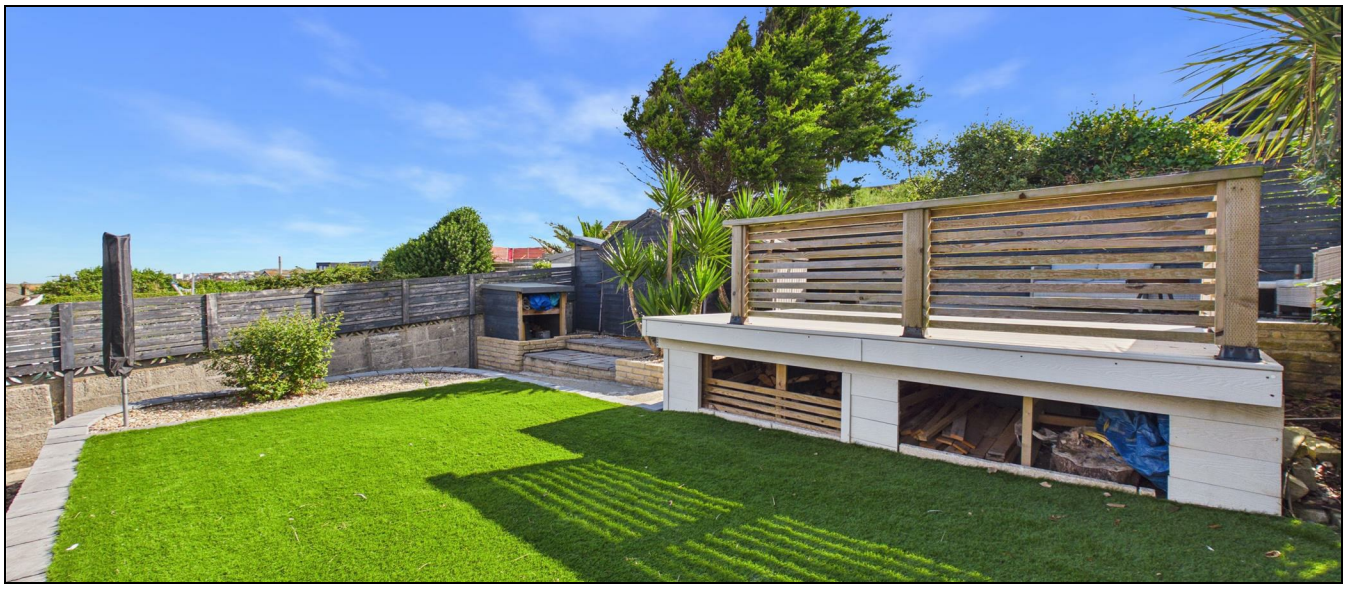
Access to the rear garden from the house is through the utility room. The utility room is floor to ceiling tiled and has ample room for a washer, dryer and chest freezer and also houses the gas combination boiler. The rear garden is divided into 4 distinctive areas. A lower section at the rear of the house is utilised as a storage facility housing wood for the wood burner. Steps and a path leads you to the levelled lawn finished with an artificial turf. To the back is a raised decking which really makes the most of the days sun as well as the views on offer. Finally there is a storage area with large shed and additional lean-to for further storage.

TENURE
Freehold

COUNCIL TAX
Band C

SERVICES
All mains





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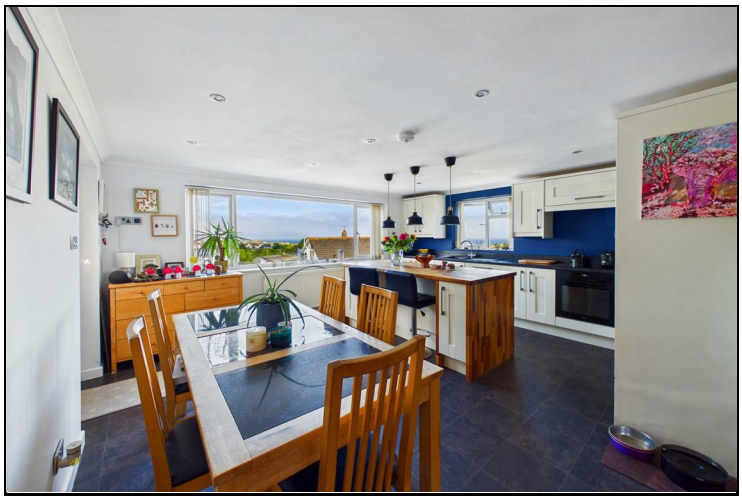

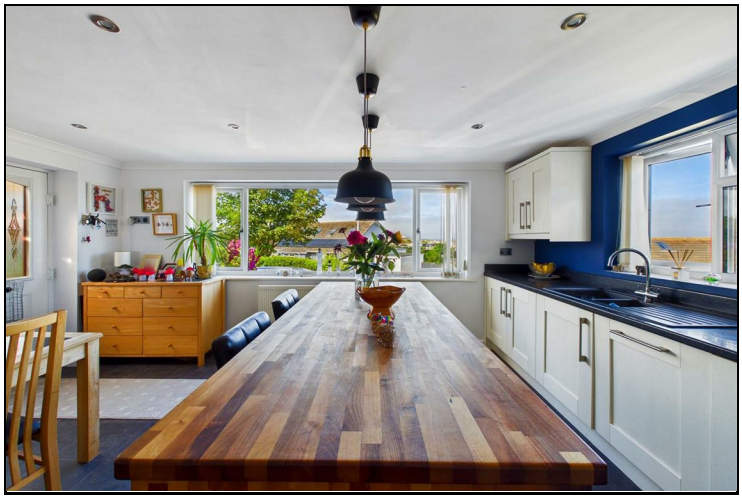

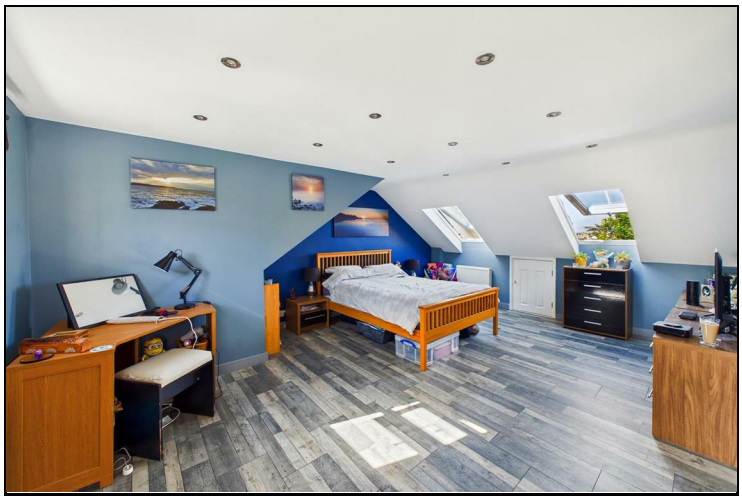

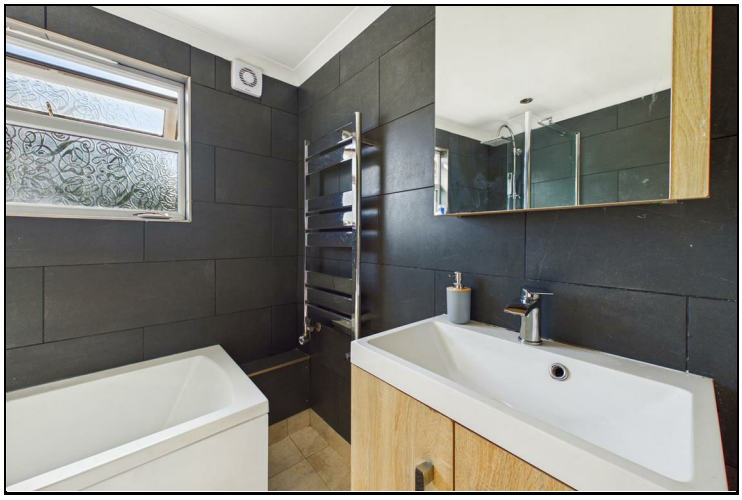

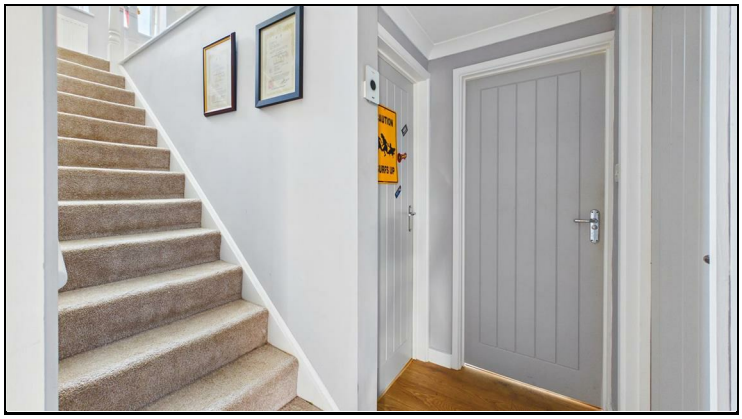

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