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112 Bedowan Meadows, Newquay TR7 2SW

£400,000

A BRILLIANT DETACHED BUNGALOW IN A HIGHLY SOUGHT AFTER LOCATION OFFERING THREE DOUBLE BEDROOMS, SPACIOUS LIVING ACCOMMODATION AND PLANNING PERMISSION FOR A LARGE EXTENSION AT THE REAR. THERE'S A GENEROUS SOUTH WESTERLY FACING REAR GARDEN, AMPLE PARKING AND A GARAGE.

PROPERTY TYPE: Bungalow - Detached

RECEPTIONS: 2 / **BEDROOMS:** 3 / **BATHROOMS:** 1

FEATURES:

- LARGE DETACHED THREE DOUBLE BEDROOM BUNGALOW
- GENEROUS PLOT AND MUCH LARGER THAN AVERAGE SOUTH FACING GARDEN
- PLANNING PERMISSION FOR A REAR EXTENSION (PA25/06128)
- HIGHLY DESIRABLE AND POPULAR RESIDENTIAL LOCATION
- AMPLE DRIVEWAY PARKING
- HUGE POTENTIAL TO CREATE THE ULTIMATE FAMILY HOME
- RECENTLY UPDATED CARPETS AND DECOR

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DESCRIPTION:

Welcome to 112 Bedowan Meadows, a modern detached bungalow situated in one of Newquay's most sought-after residential neighbourhoods, just a mile from the vibrant town centre. This well-established development is made up of attractive detached homes and bungalows, offering easy access to local amenities and consistently proving popular with buyers seeking a peaceful yet convenient location.

Occupying one of the larger plots within Bedowan Meadows, this spacious bungalow offers generous living accommodation, three bedrooms, and larger-than-average southerly facing enclosed gardens, providing the perfect setting to enjoy sunshine all day.

Approaching the property, a generous driveway provides off-road parking for multiple vehicles and leads to the front entrance. Inside, a welcoming L-shaped hallway offers access to all principal rooms and benefits from a useful cloakroom/WC, ample built-in storage, an airing cupboard, and loft access.

Positioned at the front of the property, the dual-aspect lounge is a bright and comfortable family living space, enhanced by a large picture window overlooking the front garden and allowing plenty of natural light to flood the room. The kitchen is fitted with a good range of units and provides space for a fridge freezer and washing machine, along with an oven and gas hob. A side porch offers convenient access to the rear garden.

The bungalow offers three well-presented bedrooms, comprising two generous doubles and a comfortable single. The principal bedroom benefits from built-in wardrobes, while the remaining bedrooms are equally well maintained and versatile. Completing the accommodation is a bright, airy shower room.

The property also offers exciting scope for extension and enhancement. Planning permission has been granted for an impressive 10m x 3.6m rear extension (PA25/06128), creating a superb open-plan family living space with bi-fold doors opening directly onto the garden. In addition, the current owners have commissioned plans to reconfigure the existing layout, creating a principal bedroom with en-suite, relocating two bedrooms to the front of the property, and incorporating a contemporary fibre cement exterior finish.

Decorated throughout in light, neutral tones, the bungalow further benefits from gas-fired central heating and uPVC double glazing.

The rear gardens are undoubtedly a standout feature, enjoying a sunny south facing aspect and offering plenty of privacy. Accessible from both the side and rear, it features a spacious patio leading onto a large lawn, creating an ideal space for entertaining, relaxing, or playing, with the added benefit of a useful garden shed.

In summary, this impressive detached bungalow presents a rare opportunity to acquire a true forever home on one of the largest plots within the development. Offering spacious accommodation, outstanding potential for further extension, and beautifully orientated gardens, it is a property that is sure to appeal to a wide range of buyers.

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Living Room
6.39m x 3.65m (20'11" x 11'11")

Kitchen
4.29m x 2.51m (14'0" x 8'2")

Bedroom 1
2.98m x 3.26 (9'9" x 10'8")

Bedroom 2
2.66m x 2.27m (8'8" x 7'5")

Bedroom 3
2.54m x 2.72m (8'3" x 8'11")

Shower Room
1.68m x 1.71m (5'6" x 5'7")

Garage
2.70m x 5.21m (8'10" x 17'1")

Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

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Items shown in photographs are not included unless specifically mentioned in the sales particulars.

All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

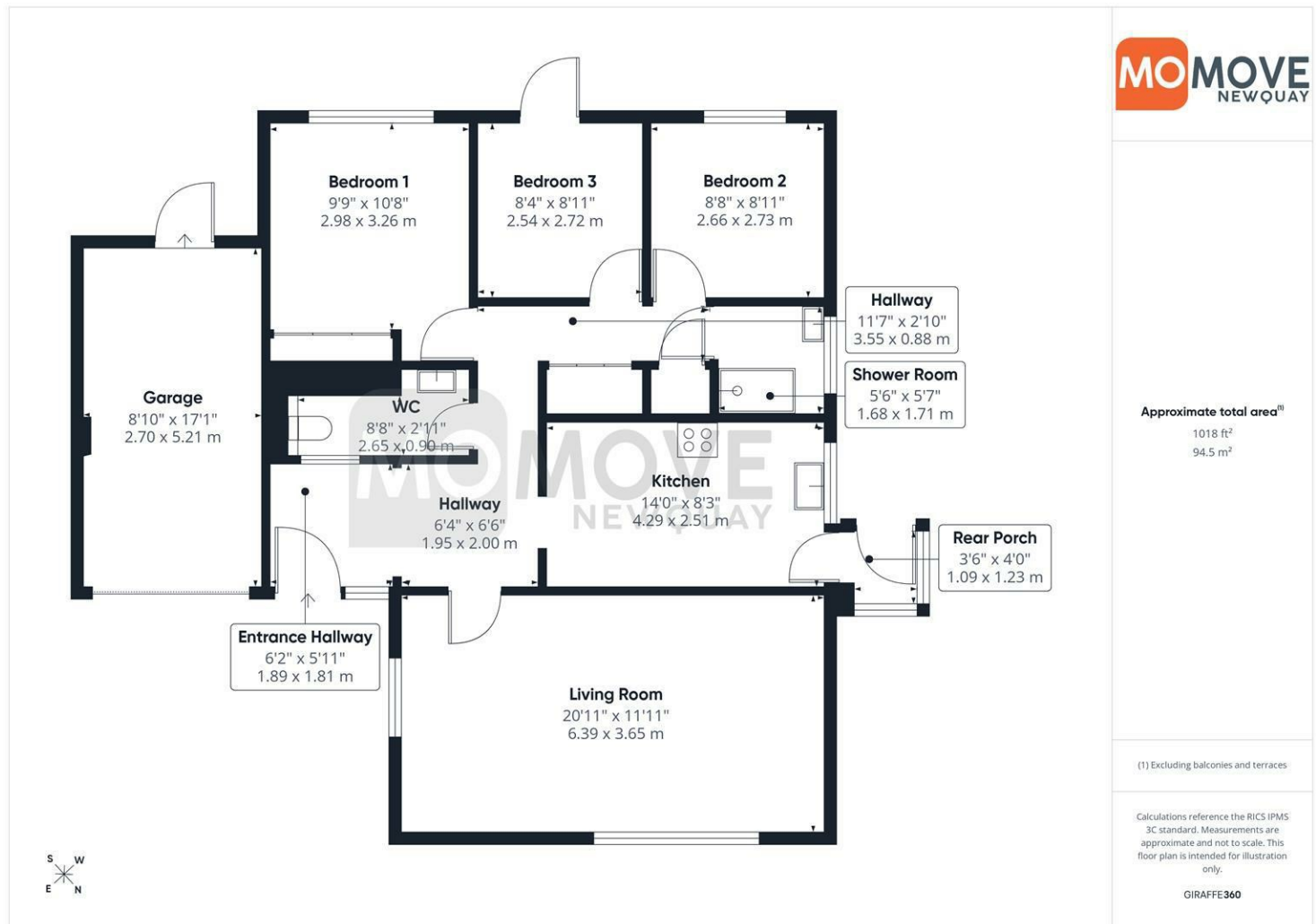
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FLOORPLAN:



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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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