



48 Penmere Drive



Fistral Beach 0.5 miles – Town Centre 1.2

An impressive family home occupying a highly sought-after residential position close to the Gannel Estuary and enjoying attractive south-facing gardens together with estuary views.

- No Onward Chain
- Estuary Views
- 4 Bedrooms (x1 En Suite)
- Extended Family Home
- Enclosed Rear Garden
- Off Road Parking & Garage
- Freehold
- Council Tax Band D

Guide Price £499,950

SITUATION

The property is situated within one of Newquay's most desirable residential areas, near the picturesque Gannel Estuary. The area is well regarded for its coastal walks, water sports and convenient access to nearby beaches, whilst Newquay town centre offers a comprehensive range of shopping, educational and recreational facilities.

DESCRIPTION

A thoughtfully extended four-bedroom semi-detached family home. The property offers versatile and well-proportioned accommodation throughout, ideally suited to modern family living, with light-filled reception spaces.

The accommodation is approached via an entrance hall with stairs rising to the first floor and access into the sitting room. The sitting room is an attractive and comfortable reception living space featuring a wood burning stove, bay-style window to the front and useful downstairs storage. The sitting room opens through to the kitchen/dining room, creating an excellent open-plan entertaining space.

The kitchen is fitted with a range of wall and base units beneath contemporary quartz surfaces with a sink, integrated gas hob and oven, and space for appliances. The adjoining dining area enjoys direct access into the glazed atrium.

The atrium provides pleasant views towards the Gannel Estuary and steps to the conservatory which the owners have improved with the addition of a solid roof with two window panels, making this a superb additional reception space with a delightful aspect over the garden.

The ground floor is completed by a utility/shower with sauna.

The first floor comprises three double bedrooms, one single and the family bathroom. The principal bedroom enjoys views towards the estuary together with access to an en suite bath/shower room.

OUTSIDE

To the front of the property is driveway parking for two vehicles together with access to the garage and an electrical EV charger.

The enclosed rear garden enjoys a southerly aspect and is laid predominantly to lawn with paved pathways, decking area and useful garden storage. The garden provides an excellent space for outdoor dining and entertaining.

SERVICES

Mains water and drainage. Mains electricity and mains gas. 'Good' mobile phone coverage. Standard, Superfast and Ultrafast internet. (Ofcom) Please note the agents has not inspected or tested these services.

AGENTS NOTE

The selling agents give notice under the Estate Agency Act that the vendor of this property is a partner of a former employee of Stags.

VIEWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS

What3words.com: ///airbag.lamps.jumbo



**Approximate Gross Internal Area 1448 sq ft - 134 sq m
(Excluding Garage)**

Ground Floor Area 841 sq ft – 78 sq m

First Floor Area 607 sq ft – 56 sq m

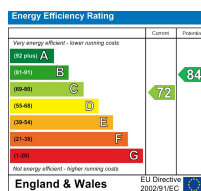
Garage Area 118 sq ft – 11 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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