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64 Trerice Drive, Newquay TR7 2TE

£425,000

A SUPERBLY RENOVATED AND THOUGHTFULLY RE-DESIGNED THREE-BEDROOM DETACHED BUNGALOW, OFFERING STYLISH, MODERN LIVING THROUGHOUT. COMPLETE WITH A TIDY, LOW-MAINTENANCE GARDEN AND A GARAGE, THE PROPERTY IS PERFECTLY POSITIONED ON THE HIGHLY SOUGHT-AFTER TRERICE DRIVE, CONVENIENTLY CLOSE TO LOCAL SCHOOLS AND EVERY DAY AMENITIES

PROPERTY TYPE: Bungalow - Detached

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

FEATURES:

- COMPLETELY REFURBISHED THREE BEDROOM DETACHED BUNGALOW
- GARAGE AND DRIVEWAY PARKING
- FLAT, LOW MAINTENANCE REAR GARDEN
- KITCHEN AND BATHROOM REPLACED
- HIGHLY DESIRABLE RESIDENTIAL LOCATION
- FLAWLESSLY PRESENTED THROUGHOUT

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DESCRIPTION:

Set within the ever-popular residential area of Tretherras, 64 Trerice Drive offers a superb opportunity to acquire a beautifully presented bungalow in a peaceful yet highly convenient location, just over a mile from the vibrant centre of Newquay.

Trerice Drive has quickly become a sought-after location for home movers across Newquay. This charming street comprises mainly beautifully kept detached bungalows on generous plots set well back from the road. The ever-popular Chester Road shopping centre is just a short distance away, offering an array of day-to-day amenities including a bank, post office, coffee shop, butchers, bakers and hardware store.

Newquay town centre is about a mile away and offers a range of individual shops through to well-known chain stores. From gastro pubs, bistros and casual dining establishments right through to lavish restaurants and bars, it's fair to say that however you like to shop, relax or spend your evenings – Newquay can offer something for you.

Highly regarded nurseries, primary schools and secondary schools are prevalent throughout the area. This makes Newquay a front runner for families who are purchasing a home with children in mind. Just a short distance from many beaches, the Heron Tennis Centre, the Sports Centre and Trenance Gardens, this property offers far more than a place to simply rest your head at night...

This detached bungalow is one of the finest examples we have seen of this kind of property. It is flawlessly presented inside and out. Inside, the accommodation includes three well-proportioned double bedrooms and an impressive dual-aspect lounge and dining area, providing a generous and welcoming space for everyday living and entertaining.

At the heart of the home is a stylish contemporary kitchen, designed to make the most of the natural light and finished with attractive LVT oak flooring. The kitchen is fitted with a range of integrated appliances including a dishwasher, fridge freezer, double oven and induction hob, perfectly combining practicality with modern design.

Both bathrooms have been finished to a high standard, featuring elegant tiling and tasteful décor. One includes a bath with shower over, while the second provides a spacious double shower enclosure.

A bright L-shaped hallway connects the accommodation and incorporates two useful storage cupboards, one of which houses the combination boiler.

Throughout the home, new flooring, fresh contemporary finishes and excellent natural light combine to create an airy and comfortable living environment. Additional features include gas central heating and uPVC double glazing.

Outside, the property continues to impress. An integral garage provides useful storage along with plumbing and space for a washing machine and tumble dryer, while the front of the property offers ample driveway parking.

To the rear, the garden forms a particularly attractive feature of the home. The level plot is predominantly laid to lawn and bordered by established planting, with patio areas ideal for relaxing in the sun or dining outdoors. An ornamental pond adds further character to this well-maintained outdoor space.

Properties of this calibre in Trerice Drive rarely become available. Combining generous proportions, high-quality presentation and a sought-after setting, this home won't hang around for long!

Hallway (L-Shape)

4.01m x 3.68m (13'2 x 12'1)

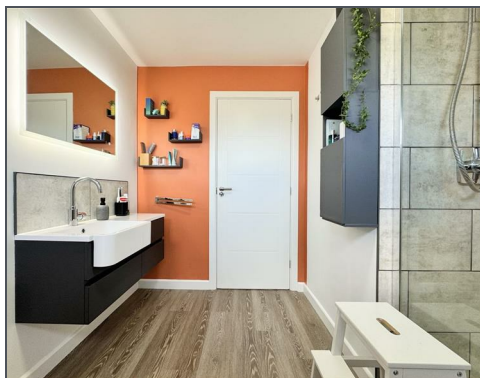
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Lounge Diner
7.47m x 3.25m (24'6 x 10'8)

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Bathroom
3.25m x 1.22m (10'8 x 4'0)

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Kitchen
4.06m x 3.20m (13'4 x 10'6)

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Bedroom 1
4.88m x 2.49m (16'0 x 8'2)

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Bedroom 2
3.86m x 2.51m (12'8 x 8'3)

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Bedroom 3
3.53m x 2.62m (11'7 x 8'7)

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Garage
4.88m x 2.77m (16'0 x 9'1)

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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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Pets are not permitted on any viewings.

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FLOORPLAN:

GROUND FLOOR
1076 sq.ft. (99.9 sq.m.) approx.



TOTAL FLOOR AREA : 1076 sq.ft. (99.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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 CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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