



50, Trerice Drive, Newquay, TR7 2TE

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Agencies

A SPACIOUS CHAIN FREE THREE BEDROOM DETACHED HOME WITH LARGE GARAGE AND CONSERVATORY IN ONE OF NEWQUAY'S MOST DESIRABLE RESIDENTIAL LOCATIONS. EARLY VIEWING HIGHLY RECOMMENDED.

Guide Price £375,000 Freehold

Key Features

- Sought after location
- Easy access to Newquay town centre and beaches
- Driveway and garage
- Chain free
- Large 19 foot conservatory
- Enclosed rear gardens with greenhouse
- Cul-De-Sac position
- Early viewing highly recommended





The Property

The property is approached via the front entrance which opens into a welcoming hallway, providing access to the principal ground floor accommodation and stairs rising to the first floor.

At the heart of the house is an exceptionally generous living and dining room measuring approximately 23'4" x 20'10". This is a superbly proportioned room with plenty of space for comfortable seating, dining furniture and everyday family life.

The room provides an excellent sense of space and has direct access to the conservatory, creating a useful extension to the main living accommodation.

The conservatory is a particularly good size, measuring approximately 19'1" x 9'1". With views towards the outside space and plenty of natural light, this is a versatile room which could be used throughout the year as an additional sitting room, dining area, home office or simply somewhere to enjoy the garden.

The kitchen is positioned to the front of the property and provides a practical range of fitted units, work surfaces and appliance space. A separate utility room is located alongside the garage and provides useful additional working and storage space.

There is also a separate WC. three bedrooms, with the principal bedroom measuring approximately 14'8" x 8'7".

The second bedroom measures approximately 11'8" x 8'11", while the third bedroom measures approximately 8'7" x 8'6".

The bedrooms provide good flexibility for family living, visiting guests or those requiring dedicated home working space.

The first floor is served by a bathroom together with a separate shower room, providing useful facilities for a busy household.

Externally

The property benefits from outside space surrounding the house, providing an opportunity to create a private garden suited to individual requirements.

The combination of the detached house, garage and outside space gives the property a particularly good balance for those looking for a permanent home rather than an apartment or more compact coastal property.

The Garage A particularly attractive feature of the property is the large integral garage which measures approximately 21'4" x 8'6".

This is considerably larger than many modern garages and provides excellent space for a vehicle together with storage, bicycles, surfboards, tools and other equipment. It could also appeal to those looking for workshop or hobby space.

The Location

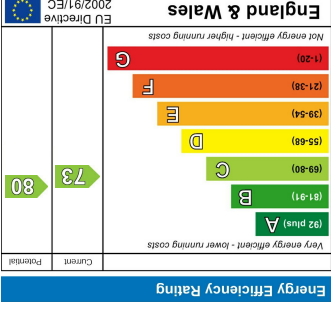
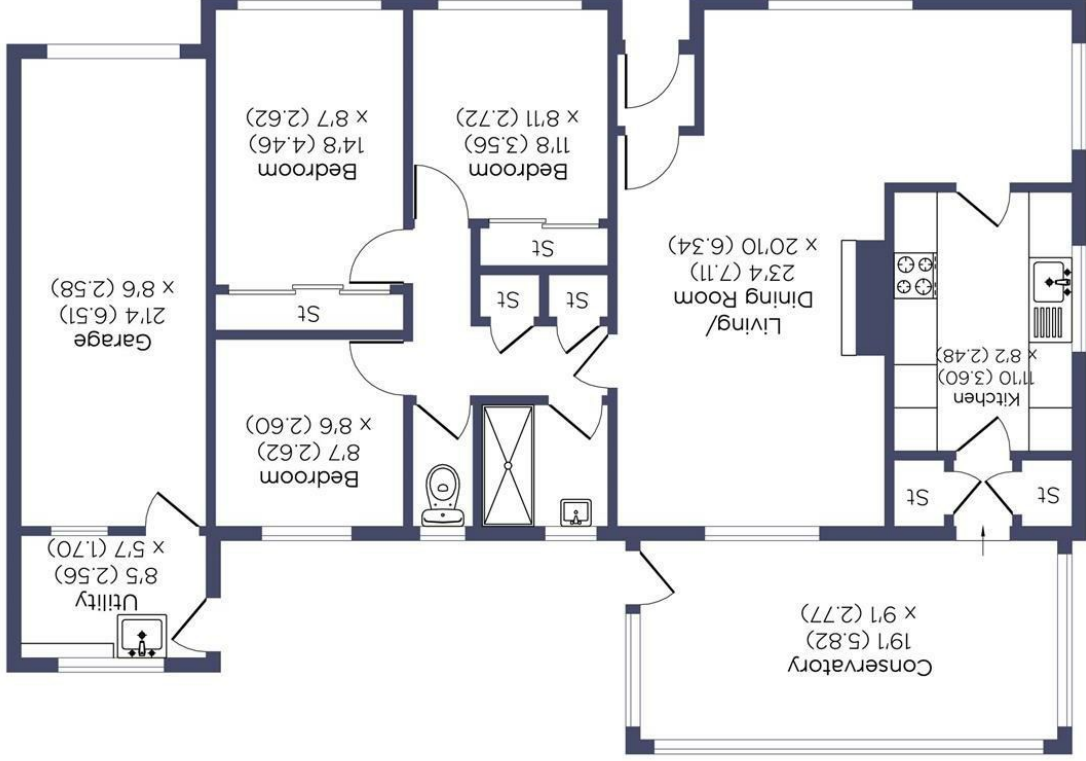
Trerice Drive is one of the most established and desirable residential roads within the Tretherras area of Newquay. The road is predominantly made up of detached properties and has consistently proved popular with families, professionals and those looking for a quieter residential setting without being too far from the town centre.

The property is conveniently positioned for local shops and everyday amenities, while Newquay town centre is approximately a mile away. Trenance Gardens, the Boating Lake, Newquay Zoo and the leisure facilities around Trenance are also close by, providing plenty of opportunities for walking, recreation and family days out.

Newquay's famous beaches and coastline are within easy reach, while the area's well regarded schools add to the appeal for families. Trerice Drive also benefits from local bus connections, making access into the town straightforward without always needing to use the car.

For those who know Newquay, the appeal of this part of town is easy to understand. It is close enough to enjoy the beaches, shops, restaurants and leisure facilities, whilst remaining within a settled residential neighbourhood away from the busiest parts of the town.

Trelice Drive, Newquay, TR7
Approximate Area = 1102 sq ft / 102.3 sq m
Garage Area = 232 sq ft / 21.5 sq m
Total Area = 1334 sq ft - 123.8 sq m



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