

3, Dinard Way, Newquay, TR8 4WW

david ball
Agencies

A chain free modern three bedroom home situated on the outskirts of Newquay, offering well proportioned accommodation, a spacious living room, separate kitchen and the added benefit of the remainder of the 10 year NHBC new build warranty.

£375,000 Freehold

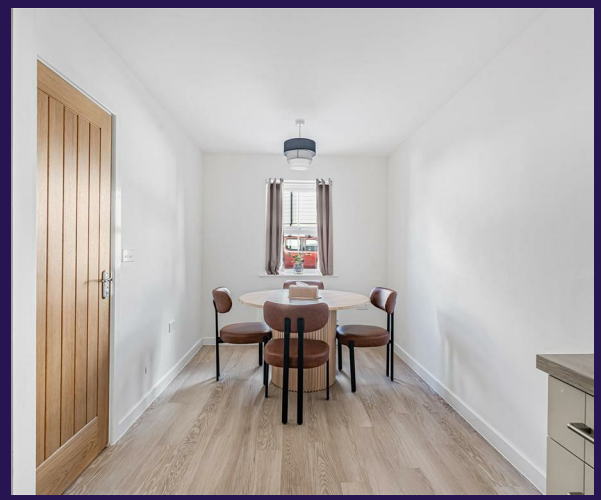
Key Features

- Chain free
- Remainder of the 10 year NHBC new build warranty
- driveway providing access for off street parking
- Enclosed rear garden
- Spacious separate living room with access out into the garden
- Approximately 901 sq ft of accommodation
- Single garden
- Convenient position on the outskirts of Newquay















The Property

Situated on the popular Trevemper development on the outskirts of Newquay, 3 Dinard Way is a modern three bedroom home offering well planned accommodation over two floors, making it an appealing choice for first time buyers, young families or those looking for a modern home in a convenient location. The property offers approximately 901 sq ft of accommodation, with a layout that makes good use of the available space. The ground floor comprises a generous living room, a separate kitchen and a downstairs WC, while upstairs are three bedrooms and a shower room. The living room is a particularly good size, measuring approximately 16'2 x 13'0, providing plenty of room for comfortable seating and everyday family life. The separate kitchen measures approximately 16'9 x 9'1 and offers a practical layout with space for preparing meals and storage. Upstairs, the principal bedroom measures approximately 16'10 x 9'3, with two further bedrooms providing flexibility for children, guests or those needing space to work from home. The shower room completes the first floor accommodation. One of the main advantages of the property is the reassurance offered by the remainder of the 10 year NHBC new build warranty, subject to its terms and remaining cover.

The Location

Trevemper is a popular residential area on the outskirts of Newquay, offering a convenient base for enjoying everything this well known Cornish seaside town has to offer.

Newquay town centre provides an excellent range of shops, supermarkets, cafes, restaurants and leisure facilities, alongside its famous coastline and beaches. Fistral, Porth and Crantock are among the area's best known beaches, offering plenty of opportunities for surfing, coastal walks and spending time outdoors.

Everyday amenities are close at hand, with supermarkets including Morrisons and Lidl serving the surrounding area. Newquay also offers primary and secondary schools, a railway station and its own airport, while the nearby road network provides access to the wider Cornish countryside and the A30.

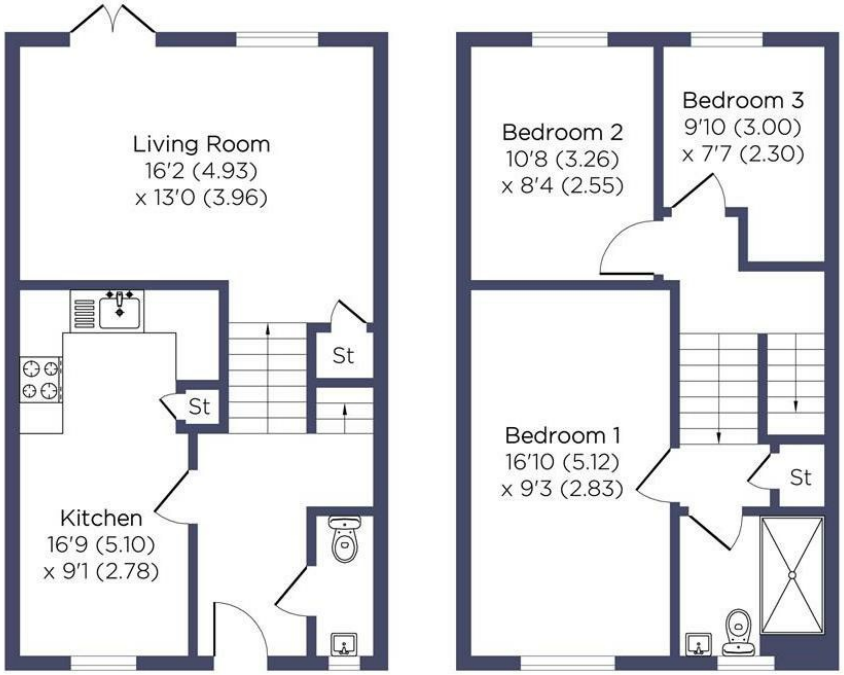
The location makes this property particularly appealing to buyers who want to be close to Newquay without living in the busier town centre.

Externally

To the front is a driveway providing off street parking along with access to the single garage. To the front is a small planted front garden. To the rear the garden is enclosed by a timber fence and stone walling. the garden is irregular in shape and is laid mainly to lawn with a paved patio and pathway.

Dinard Way, Trevemper, Newquay, TR8

Approximate Area = 901 sq ft / 83.7 sq m

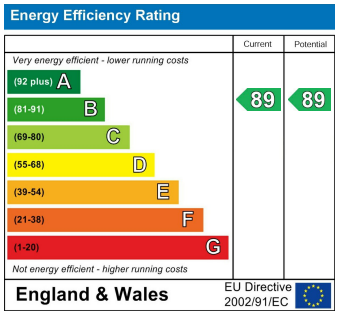


GROUND FLOOR FIRST FLOOR

PINKPLAN

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.

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