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## 4 Gannel Rock Close, Newquay TR7 2FL

**£390,000**

A GORGEOUS FOUR DOUBLE BEDROOM FAMILY HOME WITH EXCEPTIONALLY SPACIOUS OPEN PLAN LIVING AREAS, DRIVEWAY PARKING FOR THREE CARS AND NEAT FRONT AND REAR GARDENS LOCATED IN A HIGHLY DESIRABLE LOCATION WITHIN EASY REACH OF NEWQUAY TOWN, THE RIVER GANNEL AND THE TRENANCE VALLEY AREA.

**PROPERTY TYPE:** House - End Terrace

**RECEPTIONS:** 1 / **BEDROOMS:** 4 / **BATHROOMS:** 2

### FEATURES:

- FOUR DOUBLE BEDROOM FAMILY HOME
- PARKING FOR THREE CARS
- EXCEPTIONALLY SPACIOUS OPEN PLAN LIVING AREAS
- NEAT, LOW MAINTENANCE FRONT AND REAR GARDENS
- GROUND FLOOR SHOWER ROOM
- PRESENTED TO A FLAWLESS STANDARD
- QUIET RESIDENTIAL LOCATION
- EASY ACCESS TO NEWQUAY TOWN CENTRE AND THE RIVER GANNEL
- BUILT IN 2021 WITH THE REMAINDER OF THE NHBC WARRANTY

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## DESCRIPTION:

Welcome to Number Four Gannel Rock Close, a brilliant four double bedroom family home located on the edge of Newquay just across the road from The River Gannel. This is one of Newquay's most desirable residential areas comprising predominantly of well looked after, modern properties. 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 reality often makes Newquay a front runner for families who are purchasing a home with children in mind. Within easy reach of 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...

Built in 2021, this property retains the remainder of the NHBC warranty and is presented to a flawless standard inside and out. A neat and welcoming entrance hallway with stairs to the first floor guides you into this family home where you will find a useful shower room and the lounge on the left. The lounge is a great size with a window to the front enjoying a sunny aspect and plenty of natural light. This room opens in the kitchen diner which has doors to the rear garden creating a real feeling of space yet still offering proper areas to dine, relax, cook and entertain. This whole area encourages connection with plenty of natural light. Practically, the kitchen offers a generous range of contemporary grey gloss units with an integrated eye-level NEFF double oven, NEFF gas hob, NEFF dishwasher and BOSCH washing machine. The kitchen is complimented with solid wooden work tops adding to the feel of luxury and quality.

All four bedrooms can be found on the first floor, there's two at the front enjoying far reaching views of the fields beyond the River Gannel and two at the rear. All are presented to a superb standard with high quality decor and carpets. As you would expect, the family bathroom is presented to a brilliant standard with a bath and shower cubicle, wc and wash basin. The tiling is high quality and there's a window to the rear. Off from the landing, you will find access to the loft which is partly boarded.

This property has gas central heating powered by a combination boiler located in the loft. At Gannel Rock Close, there's a free hold management charge of around £170.00 per year.

Externally, at the front, the garden is laid with astro turf and at the rear, you will find a good size decked area and a large astro-turfed area with a shed, perfect for busy families with plenty of space for children to play and to enjoy the sunshine.

In summary, if you're looking for an immaculately presented family home tucked away in a quiet location yet with easy access in and out of the town this property could suit you perfectly! The open plan living is perfect for modern family life!

### Hallway

2.69m x 1.70m (8'10 x 5'7)

### Shower Room

1.88m x 1.57m (6'2 x 5'2)

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Lounge  
5.13m x 4.47m (16'10 x 14'8)

Kitchen Diner  
7.26m x 4.27m (23'10 x 14'0)

Bedroom 1  
3.96m x 3.51m (13'0 x 11'6)

Bedroom 2  
4.55m x 2.64m (14'11 x 8'8)

Bedroom 3  
3.45m x 2.54m (11'4 x 8'4)

Bedroom 4  
3.51m x 2.13m (11'6 x 7'0)

Bathroom  
3.45m x 1.83m (11'4 x 6'0)

#### 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.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

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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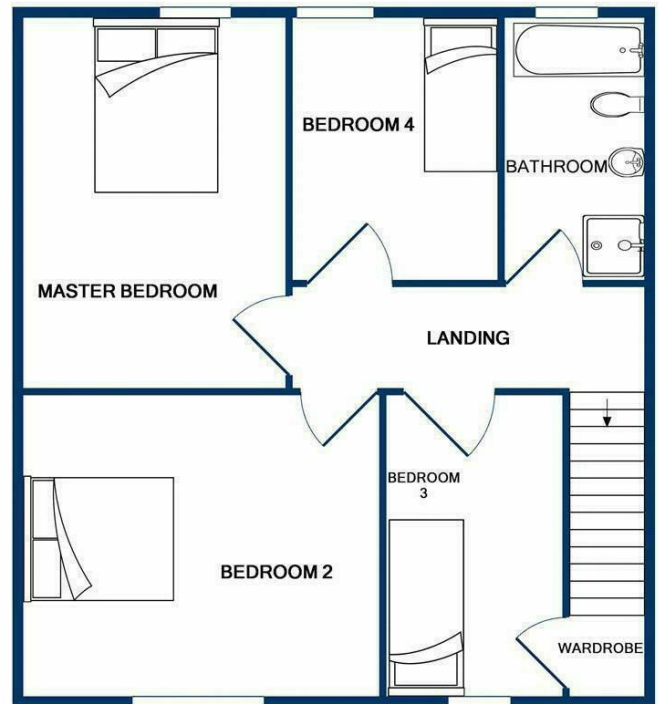
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FLOORPLAN:



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs		<b>84</b>	<b>93</b>
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92-100) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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