

47, Trenance Road, Newquay, TR7 2LU

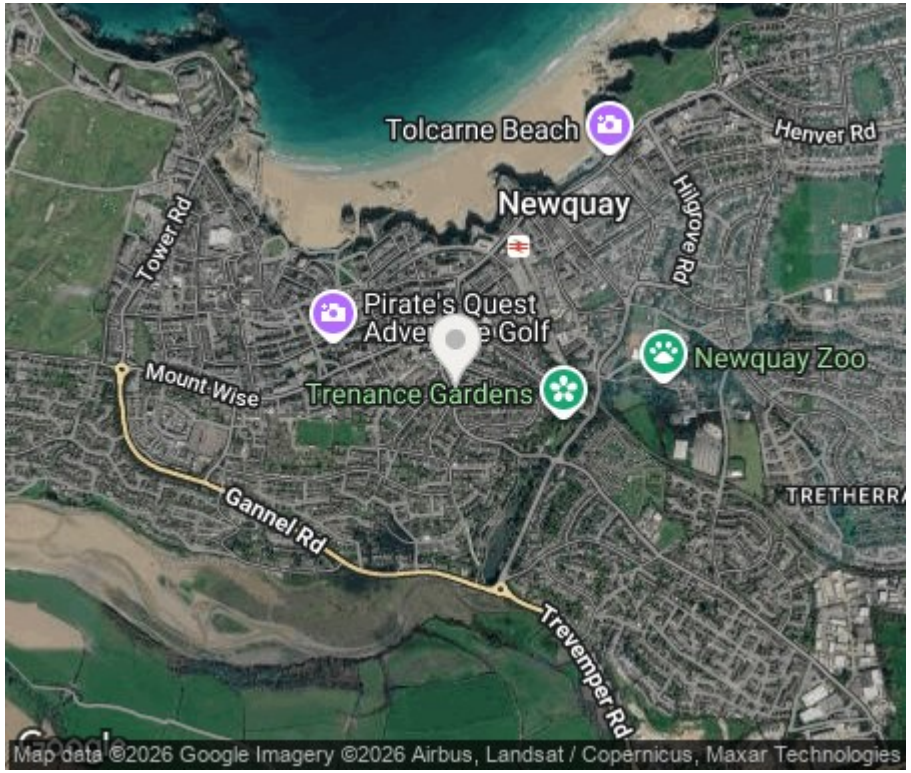
david ball
Agencies

An exceptional and beautifully presented four bedroom end of terrace home with studio annex situated in a highly sought after, central pocket of Newquay. Boasting a perfect blend of spacious living and coastal convenience, this property is an ideal family home or investment opportunity. Inside, the property features a generously proportioned open plan living area, a sleek modern fitted kitchen, and a contemporary family bathroom. Externally, the property benefits from a private, enclosed courtyard style garden complete with high quality composite decking and two off street parking spaces, viewing is highly recommended.

£425,000 Freehold

Key Features

- Four Bedroom House
- Studio Annexe
- Spacious Modern Kitchen
- End Of Terrace
- Off Street Parking For Two Cars
- Viewing Highly Recommended

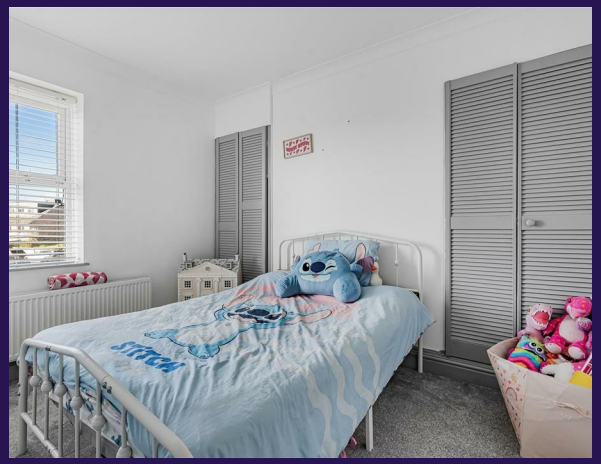














The Location

Trenance Road remains one of Newquay's most sought after addresses, offering an unbeatable blend of coastal lifestyle and town convenience. A short walk brings you to the beautiful Trenance Gardens, Boating Lake, and local parks, alongside excellent schooling options such as Trenance Academy. With the vibrant town centre, main transport links, and Newquay's iconic sandy beaches all within easy reach, this location is perfect for families and professionals alike.

The Property

The ground floor comprises a spacious living space and an impressive, modern kitchen and dining area. This beautifully appointed room features sleek cabinetry, high quality integrated appliances, and ample workspace, alongside plenty of room for a large family dining table. Across the upper floors, the property boasts four well proportioned bedrooms, each offering bright and airy accommodation, alongside a stylish, modern family bathroom.

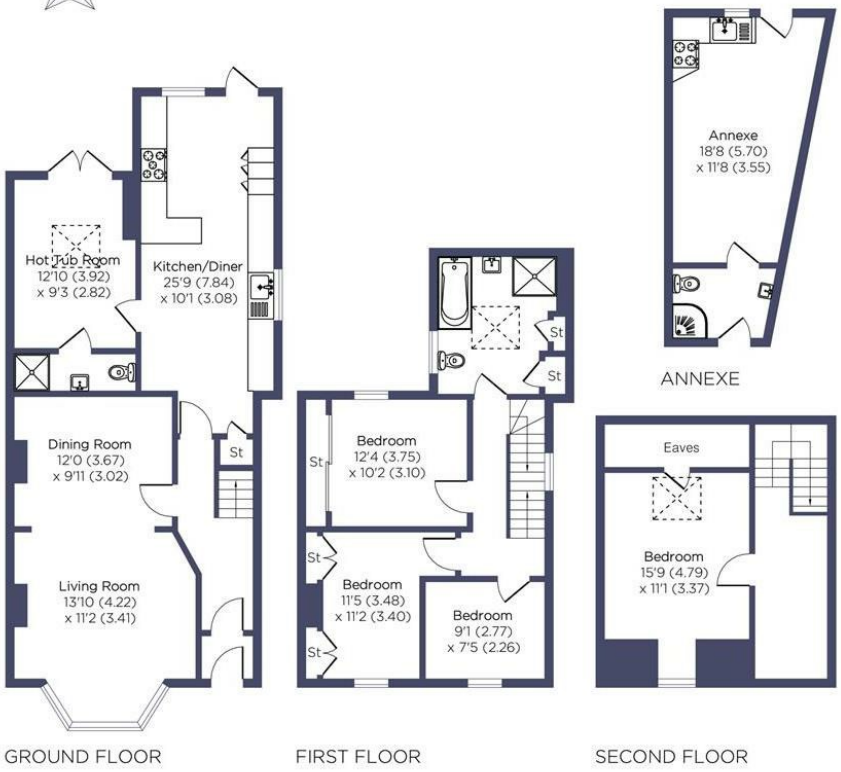
A standout feature of this home is the additional bonus room. Currently housing a hot tub, this highly adaptable space offers incredible flexibility and could easily be utilised as a quiet home office, study, playroom, or hobby space depending on a buyer's needs.

Enhancing the incredible versatility of this property is a self contained studio annex. Complete with its own private entrance, this secondary space offers an open plan bedroom and living layout, a compact kitchenette, and a private en-suite shower room. The annex could be utilised as a premium guest suite, an independent space for multi-generational family living, or a lucrative holiday let investment.

Exterior

To the rear, the property steps out into a low maintenance enclosed courtyard style garden, comprising of composite decking. Crucially for this central location, the property includes parking for two vehicles.

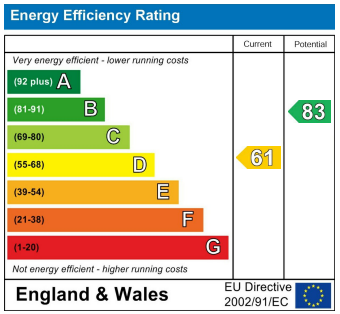
Trenance Road, Newquay, TR7
Approximate Area = 1586 sq ft / 147.3 sq m
Annexe Area = 227 sq ft / 21.0 sq m
Total Area = 1813 sq ft / 168.3 sq m



PINKPLAN

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