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## Penmere Drive, Newquay

## £430,000
## Freehold







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**Newquay**

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## Property Introduction

A three bedroom detached home, situated in a cul-de-sac within this sought after location close to the town and beaches.

The property has been improved since being built with a large conservatory added to the rear which provides a lot of additional space, a log burner in the lounge and a large workshop/man cave to the rear. The principal bedroom has a large en-suite shower room and there is also a ground floor cloakroom and a principal bathroom as well.

The property has gas central heating is double glazed and has off-road parking and a garage.

This really is a super family home and one we recommend to come and see.

## Location

Built just before the millennium, this brick built home is located amongst other similar quality homes in a no-through road location. The property is in a cul-de-sac and enjoys far reaching views to the front across fields and countryside.

A footpath adjacent to the neighbouring property provides quick access to Gannel Road and in turn the town and beaches and leisure facilities as needed. Access out of town is also easy, the property being tucked away but also avoids any one way system that is around the central part of the town.

### ACCOMMODATION COMPRISES
Front door into:-

### ENTRANCE HALLWAY
Stairs to first floor. Small double glazed window to front elevation.

### CLOAKROOM
Comprising a low level WC and wash hand basin. Frosted double glazed window to front. Radiator.

### LOUNGE 14' 9" x 10' 3" (4.49m x 3.12m)
Having a feature wood burner set on a slate hearth with s very attractive slate surround. Double radiator. Double glazed window to the front enjoying an open aspect. Opening to the:-

## DINING ROOM 10' 3" x 9' 8" (3.12m x 2.94m)
Radiator. Door to kitchen and double glazed doors opening to the:-

## CONSERVATORY 12' 5" x 10' 5" (3.78m x 3.17m)
A lovely addition to the property this provides extra light into the dining room and lounge. Radiator. Double glazed door out the garden.

## KITCHEN 16' 5" x 9' 8" (5.00m x 2.94m) maximum measurements
Fitted with a range of units at both base and eye level, complemented with roll edge work surfaces. Monobloc one and a half bowl sink unit. Built-in double oven and four ring hob and extractor. Space and plumbing for washing machine and tumble dryer. Double radiator. Double glazed window to rear. Understairs storage cupboard:-

## FIRST FLOOR LANDING
Access to roof space. Doors off to all rooms.

## BEDROOM ONE 14' 1" x 10' 6" (4.29m x 3.20m)
A good double room with large double glazed window to the front elevation which enjoys an outlook towards countryside. Radiator. Door to:-

## EN-SUITE SHOWER ROOM
Comprising shower cubicle with wall mounted shower in tiled surround, pedestal wash hand basin and low level WC. Cupboard housing water tank.

## BEDROOM TWO 10' 9" x 10' 8" (3.27m x 3.25m)
Double glazed window to rear overlooking the garden. Radiator.

## BEDROOM THREE 9' 7" x 6' 5" (2.92m x 1.95m) plus recess, irregular shape
Double glazed window to rear. Radiator.

## BATHROOM
Comprising a panelled bath with mixer tap/shower above, low level WC and wash hand basin. Frosted double glazed window to the rear. Tiling.

## REAR GARDEN
The rear garden is enclosed with fencing and is secure for pets and children. There is a small lawn with an adjacent patio and decking at the top part of the garden. The garden is gently sloping with a further level patio outside from the conservatory. Gated access to the front. Outside tap. At one side of the garden is a:-

## WORKSHOP 15' 8" x 8' 0" (4.77m x 2.44m)
Power and light connected.

## OUTSIDE FRONT
To the front is a further lawn with a driveway adjacent which provides off-road parking. The owner has presently added a shed on part of the drive for his own additional storage. This will be removed as part of the sale and will provide additional parking unless the buyer wishes for this to remain. It should also be noted that there is also unrestricted parking outside the property.

## GARAGE
There is also a single garage which has an up and over door. At the time of instruction this was full and couldn't be photographed/measured.

## SERVICES
Mains water, mains drainage, mains electric and mains gas.

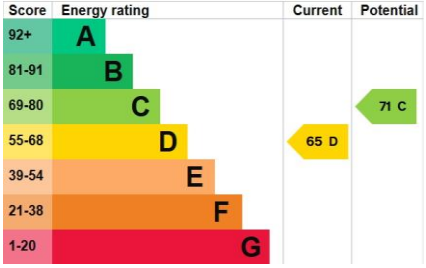
## AGENT'S NOTE
The Council Tax band for the property is band 'D'.



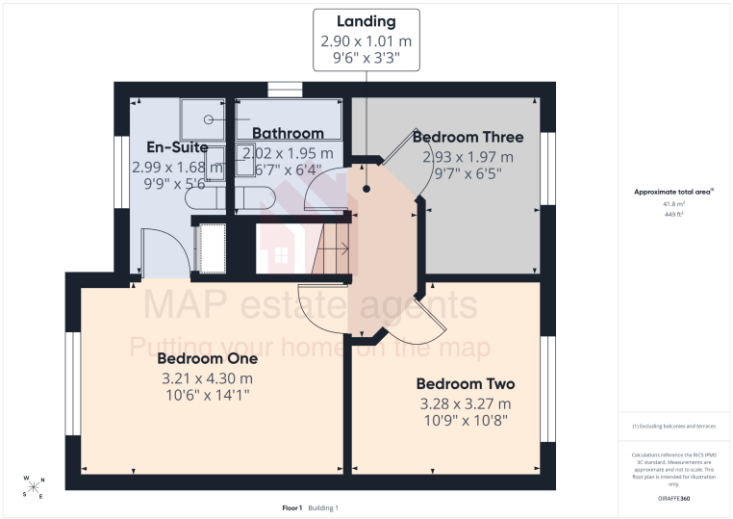














# MAP's top reasons to view this home

- Detached house
- Three bedrooms, principal with en-suite shower
- Gas central heating and wood burner
- Large kitchen/breakfast room
- Dining room
- Fabulous conservatory
- Off-road parking and garage
- Enclosed low maintanance garden
- Cloakroom
- Workshop/man cave to rear


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