

NEWQUAY PROPERTY CENTRE



POSITIONED OPPOSITE FROM THE BEAUTIFUL GANNEL ESTUARY IN ONE OF NEWQUAY'S MOST DESIRABLE LOCATIONS. A SPACIOUS DETACHED DORMER STYLE BUNGALOW WITH STUNNING GARDENS, WONDERFUL VIEWS AND SUPERB POTENTIAL.



20 Trevemper Road, Newquay, TR7 2HS

£449,950
Freehold

our ref: CNN7786

01637 875161

IN BRIEF...

- Type: Bungalow
- Style: Detached
- Age: Modern
- Bedrooms: 4
- Reception rooms: 1
- Bathrooms: 2
- EPC: C
- Council tax band: E
- MAINS SERVICES: ELECTRIC, WATER & DRAINAGE
- LARGE DETACHED DORMER BUNGALOW
- 2 - 4 BEDROOMS
- 2 ENSUITES
- LOVELY VIEWS OVER THE ESTUARY
- 24FT LOUNGE/DINER
- 22FT KITCHEN/DINER
- GARAGE & DRIVEWAY PARKING
- SUMPTUOUS LARGE GARDENS
- STUNNING LOCATION



OWNERSAYS...

“I've had lovely plans drawn to make the first floor really special.”



CONSIDER THIS...

WHAT WE LOVE: Location, Location, Location ! This really is a lovely place to live opposite from the Gannel, around the corner from the Boating Lake and not too far from the town centre.

MOREDETAIL...

SUMMARY: This really is a wonderful home in a fabulous location. A perfect option for families and the retired in equal measure, that will no doubt make the lucky new owners happy for years to come. The home is a link detached dormer style bungalow that is spacious throughout. It enjoys many modern comforts and has absolutely beautiful gardens. Originally thought to have been built in the 1970's by renowned local developers Luxon's, the home was shortly thereafter extended to create the dormer bungalow you see today.

The property is set back from Trevemper Road with stunning views over the Gannel Estuary that is opposite. As is common with properties of this era it has a lovely amount of frontage with lawned gardens and a tandem double driveway. The garage sits at the end of the driveway and is attached to the property. A large and useful front porch warmly invites you into the home and offers plenty of room for the stowage of coats and shoes. Beyond an inner door is a very impressive, large open hallway. There are stairs to the first floor, storage cupboards, and a useful recess that is currently utilised as a study area. All of the ground floor rooms seamlessly flow off from this hallway. On the ground floor overlooking the view is a 24ft living room offering plenty of space for even the largest of families, the room is flooded with light thanks to its dual aspect windows that includes a large front window taking in the gorgeous views. There is also an LPG fire, that is a cosy feature for cold winters evenings.

Two of the bedrooms can be found on the ground floor, both fitted with modern shower ensembles, the largest enjoys the views and has plenty of fitted bedroom furniture, but both are great size doubles. This layout with two ground floor bedrooms offers great flexibility and may even suit those with dependant older relatives.

The kitchen/diner is a standout feature, definitely the beating heart of this property, and a very sociable space for family, friends or both. It is large, open and has been beautifully refitted with a cream shaker style kitchen. Within the kitchen integrated appliances include: Eye level double oven/microwave combi oven, hob, extractor and dishwasher with spaces for additional white goods, plenty of room for dining table and access via patio doors out to the gardens.

The current vendor had intended to vastly improve the first-floor layout and have two versions of architect drawings created. One of which was passed and one of which is currently under submission. The latest idea is to create a huge first floor living room with full width balcony to appreciate the view and a large master ensuite bedroom with walk through wardrobe. Sadly, the vendor's plans have changed meaning they are now downsizing rather than completing the renovations, but with two ready to renovate upstairs rooms there are plenty of renovation options for buyers to choose from to make their own mark. Currently 2 bedrooms with two loft rooms, but potentially 3 or 4 bedrooms once the first-floor renovations are completed.

Saving one of the best features until last the rear gardens are a real winner! In recent years they have been extensively landscaped, they are large, lush and a wonderful space to relax in. As you step out of the rear patio doors there is a large patio that is a perfect BBQ space, access around the property and the rear of the garage is available and a small flight of steps leads up to the main garden area. In the most part laid to lawn with gentle rise. There are well stock beds, a variety of small mature trees including some fruit trees and plenty of sunny corners to sit in and relax. Beautiful in spring and summer as everything blossoms and blooms.



THELOCATION...

LOCATION: The suburban southern side of Newquay is home to many of the towns most popular residential areas, none more so than Trevemper Road. A lovely residential street consisting of well spaced, well maintained detached houses just on the fringes of the main town centre, and within a short downhill walk to the gorgeous Trenance Boating Lake, and the mesmerising Gannel estuary.

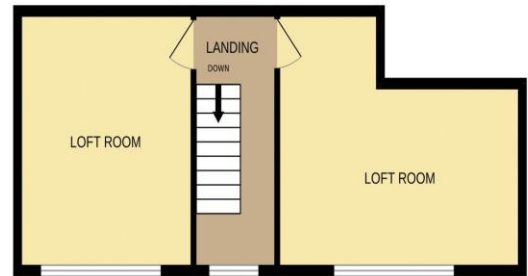
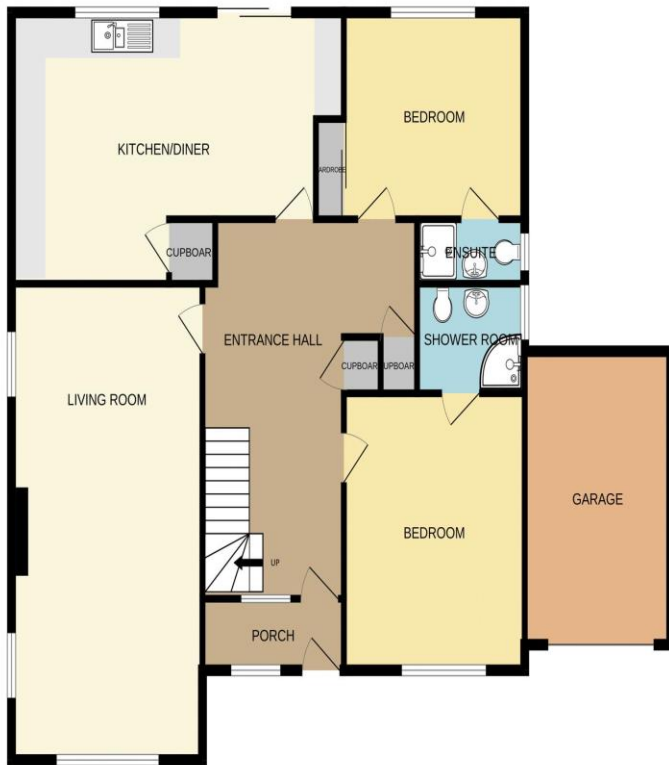
Always popular with families and the retired in equal measure; benefitting from great amenities on your doorstep, easily within the catchment for the best schools, and with a safe and friendly community



THE FLOORPLAN...

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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THE DIMENSIONS...

Porch 7' 11" x 4' 1" (2.41m x 1.24m)	Master bedroom 13' 10" x 11' 10" (4.21m x 3.60m)	First Floor Landing
Hall 19' 11" x 8' 11" x "13'4" L shaped	Ensuite 1 7' 3" x 5' 8" (2.21m x 1.73m) Double Shower Fitted Vanity	Loft Room 1 12' 11" x 11' 8" (3.93m x 3.55m)
Lounge/Diner 23' 11" x 12' 10" (7.28m x 3.91m)	Bedroom 2 11' 11" x 10' 5" (3.63m x 3.17m) plus wardobes	Loft Room 2 16' 2" x 12' 11" (4.92m x 3.93m) Max
Kitchen/Diner 22' 4" x 13' 9" x 10'4" (6.80m x 4.19m) L shaped	Ensuite 2 7' 5" x 2' 7" (2.26m x 0.79m)	Garage 19' 0" x 8' 8" (5.79m x 2.64m) Electric Roller Door

MORE INFO...

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Referrals: we can recommend local conveyancing solicitors (Coodes, Charles French & Co, Nalders) and local financial advisers (Newquay Mortgage & Pensions, Karrek Financial Planners) to sellers and buyers, who are free to make their own choices of who they use. If a recommendation is accepted we will receive £25 for financial services and £150 +VAT for conveyancing on completion for recommending them. Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.