

NEWQUAY PROPERTY CENTRE



AN INCREDIBLE THREE BEDROOM DETACHED BUNGALOW WITHIN ONE OF NEWQUAY'S MOST POPULAR LOCATIONS, WYCH HAZEL WAY! INCREDIBLY SPACIOUS THROUGHOUT ON A FABULOUS PLOT. FURTHER POTENTIAL (SUBJECT TO PLANNING) TO EXTEND AND CONVERT!



2 Wych Hazel Way, Newquay, TR7 2LL

£475,000
Freehold

our ref: CNN9494

01637 875161

IN BRIEF...

- Type: Bungalow
- Style: Detached
- Age: Older
- Bedrooms: 3
- Reception rooms: 1
- Bathrooms: 2
- EPC: D
- Council tax band: D
- ALL MAIN SERVICES
- DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- ENSUITE TO MASTER
- INCREDIBLE PLOT
- FURTHER POTENTIAL TO EXTEND
- LARGE LOFT SPACE
- GORGEOUS SOUTH FACING GARDEN
- DOUBLE GARAGE WITH ELECTRIC DOOR
- FANTASTIC LOCATION



OWNERSAYS...

“This has been an excellent family home over the years with many treasured memories made.”



CONSIDER THIS...

WHAT WE LOVE: We absolutely love the potential throughout this property! It really has the opportunity to add your own stamp. The property is beautifully positioned on a fantastic plot, we highly recommend viewing to fully appreciate it!

MOREDETAIL...

SUMMARY: Welcome to Wych Hazel Way, Newquay, where an exceptional opportunity awaits you in the form of a delightful three-bedroom detached bungalow set on a generously sized plot. Offered for sale for the first time in coming up to 40 years! This spacious property offers a wealth of potential, inviting you to bring your creative vision to life by modernizing, updating, extending, or even converting the expansive loft space (subject to planning consents). With its 70's style features throughout it really is not one to miss!

Upon entering the property through the welcoming entrance porch, you'll find ample space for shoes and coats, along with access to the gorgeous garden. Stepping through the main entrance hallway, you'll discover the abundant space that defines this bungalow. To the far end, a spacious living dining room awaits, offering versatility for family-sized living and dining furniture. Sunlight bathes this room as it opens up to the beautiful south-facing garden through patio doors. A central fireplace with surround creates a cozy focal point, adding warmth to the space.

The kitchen, while in need of modernization, is another generously proportioned room. Presently, it comprises a range of wall and base units and provides convenient space for a washing machine, dishwasher, and under-the-counter fridge and freezer.

The property features three superbly sized double bedrooms. The master bedroom boasts breathtaking views of the garden and an en-suite bathroom featuring a panelled bath with a shower over it, a low-level W/C, and a pedestal wash hand basin. The third bedroom offers the added convenience of fitted wardrobes, ensuring ample storage space. Additionally, there is a separate bathroom and W/C, which incorporates the airing cupboard, housing the hot water tank. Both the bathroom and W/C are in a clean condition, yet awaiting your personal touch.

An exciting highlight of this bungalow is the fabulous loft space, accessible from the hallway, presenting boundless potential for conversion, subject to obtaining the necessary planning consents. Unlock the possibilities of creating extra living space and adding further square footage to this already spacious home. Beyond the walls, the property truly flourishes. A lovely lawned front garden greets you upon arrival, accompanied by a double driveway with ample parking for multiple vehicles leading to the substantial 17'6 x 15'3 garage. This garage offers an abundance of storage space. Attached to the garage is a boiler room, housing a floor standing boiler.

However, the true gem of this property is its rear garden. Majestic and mature, this south-facing garden captivates with stunning views of the surrounding countryside, and in certain spots, glimpses of the Gannel Estuary. Mostly laid to lawn with a patio area. The perfect spot for enjoying a glass or two with family and friends.

In summary, this fantastic and spacious property in Wych Hazel Way exudes potential. With an inviting interior and a garden that will leave you mesmerized. Don't miss out on the chance to make this property uniquely yours.

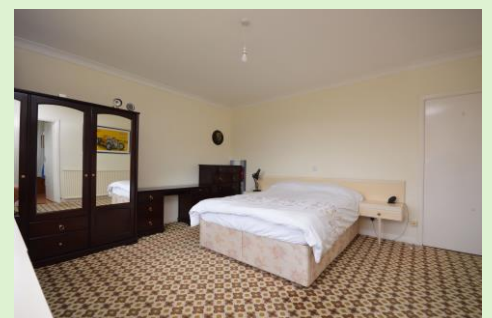


THELOCATION...

LOCATION: The suburban southern side of Newquay is home to many of the towns most popular residential areas, none more so than Wych Hazel Way. A quiet residential street consisting of well spaced, well maintained detached bungalows 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.

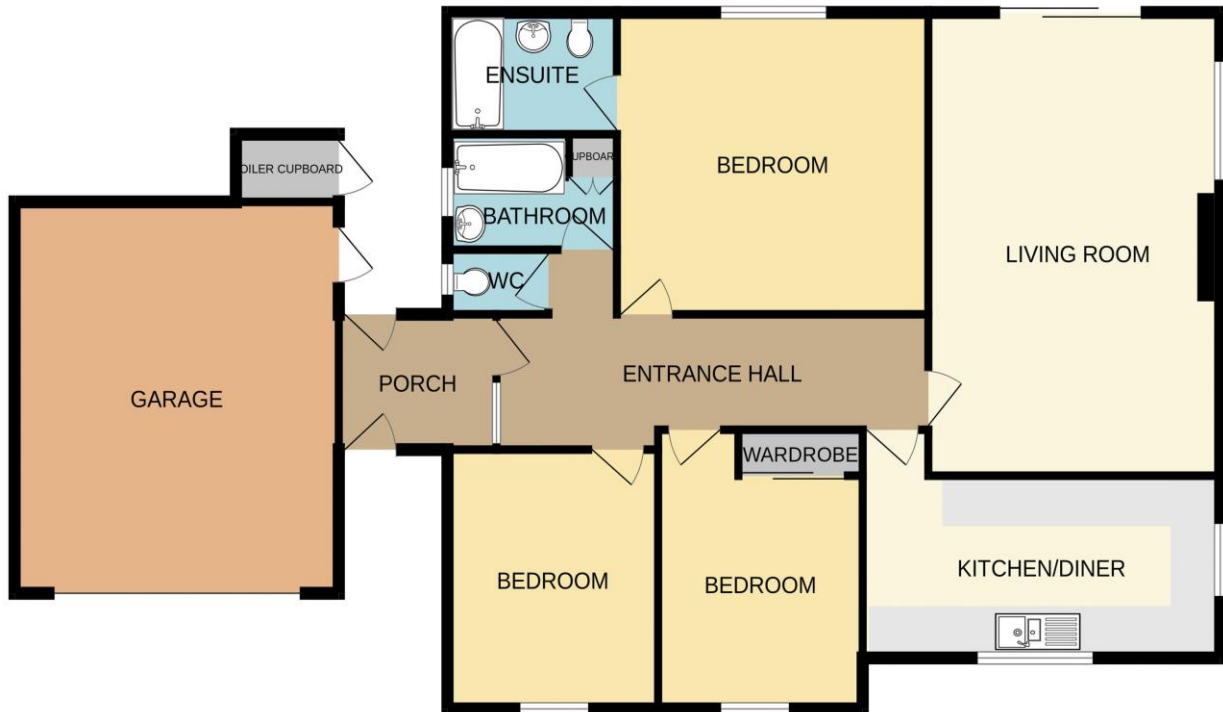
Always popular with families and the retired in equal measure; benefitting from great amenities on your doorstep, easily within the catchment for the best schools, and with a safe and friendly community spirit, no doubt the sort of location that will be home for years to come.

WHAT3WORDS: narrating.lessening.flicked



THE FLOORPLAN...

GROUND 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...

Entrance Porch

8' 9" x 7' 1" (2.66m x 2.16m)

Entrance Hallway

21' 0" x 6' 2" (6.40m x 1.88m)

Living Room

21' 0" x 13' 9" (6.40m x 4.19m)

Kitchen

17' 2" x 8' 9" (5.23m x 2.66m)

Bedroom 1

13' 9" x 14' 9" (4.19m x 4.49m)

En-suite

8' 2" x 5' 5" (2.5m x 1.64m)

Bedroom 2

13' 1" x 10' 0" (3.98m x 3.05m)

Bedroom 3

12' 0" x 10' 0" (3.65m x 3.05m)

Bathroom

8' 2" x 5' 1" (2.49m x 1.55m)

W/C

5' 0" x 2' 6" (1.52m x 0.76m)

Garage

17' 6" x 15' 3" (5.33m x 4.64m)

MORE INFO...

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web: www.newquaypropertycentre.co.uk

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.