

NEWQUAY PROPERTY CENTRE



A DECEPTIVELY SPACIOUS SEMI-DETACHED BUNGALOW IN A QUIET SOUGHT AFTER SUBURBAN LOCATION NEAR TO NANSLEDAN AND DAILY AMENEITES. TWO DOUBLE BEDROOMS AND MULTIPLE RECEPTIONS ROOMS INCLUDING TWO CONSERVATORIES. GORGEOUS NEW KITCHEN, LOW MAINTENANCE GARDENS, STORAGE GARAGE AND IN AND OUT DRIVEWAY.



57 Parkland Close, Newquay, TR7 3EB

£315,000
Freehold

our ref: CNN9793

01637 875161

IN BRIEF...

- Type: Bungalow
- Style: Semi Detached
- Age: Modern
- Bedrooms: 2
- Reception rooms: 3
- Bathrooms: 1
- EPC: C
- Council tax band: C
- ALL MAINS SERVICES
- FABULOUS SEMI-DETACHED BUNGALOW
- TWO SPACIOUS DOUBLE BEDROOMS
- TWO TRANQUIL CONSERVATORIES
- FULLY REFITTED MODERN KITCHEN
- VERSATILE HOME OFFICE/HOBBIES ROOM
- EXTENDED GRAVEL DRIVEWAY FOR FIVE
- WELL-MAINTAINED, GAS-FIRED HEATING
- PRIVATE REAR GARDEN WITH SUMMERHOUSE
- POTENTIAL LOFT CONVERSION OPPORTUNITY



OWNERSAYS...

“There’s definitely no shortage of living space, this is something we’ve always enjoyed so much about the home.”



CONSIDER THIS...

WHAT WE LOVE: Don't miss the opportunity to make this fantastic property your next home. Contact us today to arrange a viewing and experience the true potential of 57 Parkland Close, Newquay – a spacious, flexible, and well-maintained bungalow that's ready to welcome your family with open arms.

MOREDETAIL...

SUMMARY: Introducing 57 Parkland Close, Newquay - a remarkable semi-detached bungalow that defies first impressions. Prepare to be pleasantly surprised by the sheer spaciousness and flexibility of this charming home, boasting not one, but two conservatories that expand your living options. With two generously sized double bedrooms and even the potential to convert the loft space, not only will this be a hit with retirees, but this property can easily become your family's dream home, as there's no shortage of living space to work with.

Arriving at this delightful residence, you'll appreciate the convenience of an extended in-and-out carriage-style gravel driveway, providing room for up to five cars. A sheltered entrance welcomes you into a spacious hallway adorned with ample fitted storage.

Two substantial double bedrooms grace the front and rear aspects of the house, ensuring a peaceful night's rest for all. Nearby, the bathroom has been tastefully refitted with a modern tiled shower suite, adding both style and functionality.

The main living room, flooded with natural light through its large window, occupies the front of the property. This is the perfect space to relax and unwind. Timber-style double doors seamlessly connect this area to the adjoining kitchen/diner, which received a full makeover in 2022. Modern cream wood grain shaker-style units, complemented by racing green metro-tiled splashbacks, offer a tasteful pop of colour. Finished with oak-style worktops and integrated oven, hob, and extractor, this kitchen is a culinary haven.

Not content with just one conservatory, this home offers two! both tranquil additional living spaces overlooking the gardens. Additionally, off the smaller conservatory is a versatile hobbies room, cleverly integrated into the back of the garage. As a result, the remaining garage space is shorter but perfect for day-to-day storage needs. This hobbies room could serve as a home office, a sought-after feature in today's world.

Maintained to perfection, the home features gas-fired central heating from a new (2022) Worcester boiler and UPVC double glazing for energy efficiency and comfort.

The rear gardens are a serene oasis, primarily laid out in patio, complete with a charming summerhouse, neat borders, and an abundance of sunshine and privacy for your leisurely enjoyment.



THELOCATION...

LOCATION: St Columb Minor is a village on the North Coast of Cornwall. At one time St Columb Minor used to be the main settlement in the area but it has now been encroached upon by its larger neighbour, Newquay. It still boasts a thriving and welcoming community, centred around a beautiful 15th century church with beaches accessible on foot, popular local parks and sought after schools nearby. Always one of Newquay's most popular areas to call home.

WHAT3WORDS: correctly.decoded.horns



THE FLOORPLAN...



Measurements are approximate. Not to scale. Illustrative purposes only
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THE DIMENSIONS...

Entrance Hall

12' 3" x 4' 11" (3.73m x 1.50m) plus cupboards

Lounge

16' 10" x 11' 10" (5.13m x 3.60m)

Bedroom 1

11' 7" x 11' 10" (3.53m x 3.60m)

Bedroom 2

11' 2" x 8' 11" (3.40m x 2.72m)

Shower Room

7' 0" x 5' 6" (2.13m x 1.68m)

Kitchen

16' 10" x 8' 6" (5.13m x 2.59m)

Conservatory

11' 4" x 11' 1" (3.45m x 3.38m)

Hobbies Room/Study

11' 2" x 7' 6" (3.40m x 2.28m)

Conservatory 2/Dining Room

11' 1" x 9' 8" (3.38m x 2.94m)

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.