



## 104 Bedowan Meadows, Newquay, Cornwall, TR7 2SW

A WONDERFUL DETACHED BUNGALOW IN A HIGHLY SOUGHT AFTER LOCATION. EXTENSIVELY UPDATED AND EXTENDED. THREE BEDROOMS INCLUDING MASTER ENSUITE. CONTEMPORARY OPEN PLAN LIVING SPACES, SUNNY CONSERVATORY AND GORGEOUS WEST FACING GARDENS.

£395,000  
Freehold

our ref: CNN10093

## KEY FEATURES



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- MODERN DETACHED BUNGALOW
- EXTENDED & UPDATED
- POPULAR LOCATION
- CONTEMPORARY OPEN PLAN LIVING SPACES
- THREE BEDROOMS INCLUDING MASTER ENSUITE
- LARGE ENCLOSED WEST FACING GARDEN
- CONTEMPORARY KITCHEN WITH APPLIANCES
- DRIVEAWAY PARKING FOR 4 & GARAGE
- SUNNY CONSERVATORY
- NO ONGOING CHAIN



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Energy rating (EPC) **D**

Council tax band: **D**

## SUMMARY

Situated in the sought-after suburban neighbourhood of Bedowan Meadows, just a mile from the lively town centre of Newquay, stands this impeccably modernized residence. The area boasts an array of detached houses and bungalows, with easy access to amenities, making it consistently desirable.

This particular property has undergone extensive extensions and renovations, resulting in a spacious and fully detached three-bedroom bungalow. Its open-plan layout features generous living areas, well-appointed bedrooms, and splendid enclosed gardens, perfect for enjoying the sun.

Approaching the property, an extended block paved driveway can accommodate up to four cars, leading to the main entrance conveniently located alongside the garage. Upon entry, a tastefully tiled internal hallway seamlessly flows to the home's accommodation.

The front portion of the residence hosts two sizable double bedrooms, one with its own fully equipped and tiled en-suite bathroom.



The focal point of the home is its contemporary gloss-style kitchen, refitted and equipped with integrated appliances, including a dishwasher, double oven, American-style fridge freezer, and an instant hot tap. The kitchen transitions effortlessly into the expansive living room, delineated by a breakfast bar, and further extends into a delightful conservatory, flooding the space with natural light and offering direct access to the gardens.

Completing the accommodation is the third bedroom, separately extended to the rear of the garage with a walk-in wardrobe, along with a modern three-piece bathroom suite adorned with stylish tiling and a shower over the bath.

Decorated throughout in light neutral hues, the property boasts gas-fired central heating and uPVC double glazing for year-round comfort. The rear gardens are a standout feature, accessible from both sides and featuring a large, decked area leading onto a lush lawned expanse, all bathed in the sunny westerly aspect for ultimate enjoyment and privacy, equipped with a garden cabin.

In summary, this modern detached bungalow presents an exceptional opportunity for contemporary living, perfectly complemented by its spacious, sun-kissed gardens. The

redesigned layout optimizes functionality and seamlessly integrates indoor-outdoor living, making it an irresistible proposition for discerning buyers.

AGENTS NOTE: Please note, all photos were taken prior to occupation of the current tenant. May be subject to very minor decorative changes.

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## ADDITIONAL INFO

Utilities: All Mains Services

Broadband: Available. For Type and Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: Driveway Parking x 4, and Garage

Heating and hot water: Gas Central Heating

Accessibility: Level to Front

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Hallway

## Living Room

22' 8" x 12' 0" (6.90m x 3.65m) Open plan to

## Kitchen

9' 5" x 8' 8" (2.87m x 2.64m)

## Bedroom 1

12' 7" x 10' 1" (3.83m x 3.07m)

## Bedroom 2

13' 0" x 12' 4" (3.96m x 3.76m)

## Bedroom 3

9' 7" x 7' 7" (2.92m x 2.31m)

## Conservatory

13' 7" x 8' 6" (4.14m x 2.59m)

## Family Bathroom

6' 8" x 5' 5" (2.03m x 1.65m)

## Garage

16' 6" x 8' 3" (5.03m x 2.51m)  
Max Measurements Overall inc  
Wardobe

## Garden Cabin

14' 0" x 9' 6" (4.26m x 2.89m)

GROUND FLOOR



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