



## 9 Chichester Crescent, Newquay, Cornwall, TR7 2LD

A LOVELY LINKED DETACHED BUNGALOW ON THE HIGHLY SOUGHT AFTER SOUTHERN SIDE OF NEWQUAY OVERLOOKING THE BEAUTIFUL GANNEL ESTUARY. A SPACIOUS, REFURBISHED PROPERTY WITH TWO DOUBLE BEDROOMS, GARAGE, DRIVEWAY, GORGEOUS LARGE GARDENS AND OWNED SOLAR PANELS.

£385,000  
Freehold

our ref: CNN9934

## KEY FEATURES



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- LOVELY LINK DETACHED BUNGALOW
- HIGHLY SOUGHT AFTER LOCATION
- LARGE PLOT WITH BEAUTIFUL GARDEN



1

- TWO GREAT SIZED DOUBLE BEDROOMS
- FULLY RE-FITTED KITCHEN
- SOUTH FACING ESTUARY VIEWS
- GARAGE & DRIVEWAY PARKING



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- UPVC DOUBLE GLAZING & ECO ELECTRIC HEATING
- SOLAR PANELS FOR LOWER ELECTRICITY BILLS
- POTENTIAL TO EXTEND

Energy rating (EPC) Awaiting report

Council tax band: **C**

## SUMMARY

**SUMMARY:** Situated on the prestigious Chichester Crescent, a sought-after suburban haven on the southern side of Newquay, number 9 presents a unique opportunity for those seeking tranquillity and potential. Nestled close to the scenic Gannel Estuary and Trenance Park, this residence combines the allure of a peaceful neighbourhood with proximity to popular amenities.

Recently renovated by its current owner, this beautifully presented home still offers ample potential for new owners to leave their mark. The possibility of a large-scale extension, subject to planning consents, adds to the appeal, a trend embraced by many neighbouring properties. Given the rarity of homes hitting the market on Chichester Crescent, number 9 is a true find, appealing to families seeking a project and retirees desiring a meticulously maintained home in an enviable location.



Approaching the property, a driveway leads to the garage, accompanied by a neatly manicured front garden. A welcoming porch precedes the main hallway, from which all rooms seamlessly flow. The front aspect lounge/diner is bathed in natural light, thanks to a large window framing south-facing views that stretch over open countryside and the Gannel. Meanwhile, the kitchen, fully refitted in 2023, boasts a sleek design with gloss finish grey units, light-coloured work surfaces, and integrated appliances.

The property features two generously sized double bedrooms, one at the front with captivating views and the other at the rear. The main shower suite, fully tiled, includes a shower enclosure, wash basin, and WC. Modern decor permeates the home, complemented by UPVC double glazing, upgraded Eco-style electric radiators (app-controlled), and owned solar panels ensuring energy efficiency.

The highlight of the property, the rear gardens, offers an expansive and enchanting space for both garden enthusiasts and energetic children. Ascending gently and predominantly laid to lawn, the garden features an array of plants, shrubs, and small

trees. At the summit, a patio area provides the perfect spot to bask in sunshine and enjoy far-reaching views extending towards Crantock.

9 Chichester Crescent is a residence that combines the allure of a prime location, modern comforts, and the potential for further enhancement, making it a rare gem in the Newquay property landscape. Don't miss the opportunity to make this coveted address your home.

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## ADDITIONAL INFO

### ADDITIONAL INFO:

Utilities: All mains services (gas currently disconnected)

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

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

Parking: Garage & Driveway

Heating and hot water: Eco electric radiators & Immersion

Accessibility: Slightly sloping plot

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

GROUND FLOOR

## Entrance Porch

5' 1" x 4' 8" (1.55m x 1.42m)

## Hallway

14' 0" x 4' 0" (4.26m x 1.22m)

## Lounge/Diner

16' 0" x 12' 10" (4.87m x 3.91m)

## Bedroom One

13' 5" x 10' 5" (4.09m x 3.17m)

## Bedroom Two

11' 4" x 8' 10" (3.45m x 2.69m)

## Shower Room

6' 5" x 5' 6" (1.95m x 1.68m)

## Kitchen

10' 11" x 8' 10" (3.32m x 2.69m)

## Garage

16' 8" x 9' 10" (5.08m x 2.99m)



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