



62 Hawkins Road, Newquay, Cornwall, TR7 2EB

A SURPRISINGLY SPACIOUS & FLEXIBLE LINK-DETACHED HOUSE PREVIOUSLY EXTENDED WITH FURTHER POTENTIAL. THREE RECEPTION ROOMS, TWO DOUBLE BEDROOMS (SCOPE TO CREATE MORE) ENCLOSED SOUTH FACING GARDENS & LARGE GATED DRIVEWAY. CLOSE TO THE TOWN, TRENANCE SCHOOL & NOT TOO FAR FROM MANY POPULAR BEACHES

£225,000
Freehold

our ref: CNN9992

KEY FEATURES



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- EXTENDED LINK DETACHED HOUSE
- TWO DOUBLE BEDROOMS BUT POTENTIAL FOR THREE
- THREE RECEPTION ROOMS
- SOUTH FACING GARDENS
- LARGE GATED DRIVEWAY
- QUIET TUCKED AWAY POSITION
- CLOSE TO TOWN, SCHOOLS & BEACHES
- SO MUCH POTENTIAL
- IDEAL FIRST PURCHASE, FAMILY HOME OR BUY TO LET
- GAS CENTRAL HEATING & UPVC DOUBLE GALZING

Energy rating (EPC) Awaiting report

Council tax band: **A**

SUMMARY

Welcome to 62 Hawkins Road, a charming link-detached house nestled on the outskirts of Newquay, offering a perfect blend of tranquillity and accessibility. Positioned within reasonable walking distance towards the southern side of town, this residence enjoys close proximity to the picturesque Trenance boating lake, gardens, and park, providing a scenic retreat for residents.

Families will appreciate the convenience of having the highly regarded Trenance Infant Learning Academy just a stone's throw away. Meanwhile, the vibrant nearby town boast a bustling high street with a plethora of independent and national retail outlets, catering to various tastes. Trendy bars, cafes, and restaurants line the streets, creating a lively atmosphere for residents to explore.

For beach enthusiasts, the bay features blue flag golden sand beaches, offering practically a different beach for every day of the week. Number 62 Hawkins Road is strategically located to allow residents to effortlessly enjoy all that wonderful Newquay has to offer.



This link-detached house, having undergone previous extensions, presents a spacious and versatile layout. With three reception rooms, two double bedrooms, a lovely enclosed sunny garden, and ample parking within a large, gated driveway, the property exudes both comfort and practicality.

The ground floor offers potential for reconfiguration, with scope to create additional bedrooms if desired. Further expansion, subject to the usual consent, is also a possibility, following the lead of some neighbouring properties. The gated driveway welcomes you with off-street parking for multiple cars, leading to a small porch that opens into the first of two living rooms—an adaptable space that forms part of the extended area.

An inner hallway provides access to the remaining ground floor accommodation, including a generously sized main living room, a well-equipped kitchen, a small snug, a convenient ground floor WC, and a spacious utility room. Ascending the stairs from the hallway leads to the first floor, where two double bedrooms and a fully fitted main shower suite await.

Throughout the home enjoy the comfort of gas-fired central heating and UPVC double glazing. The rear gardens, south-facing, enclosed, and level, create an ideal setting for children to play safely and adults to unwind, with the majority of the area laid to lawn.

Discover the perfect blend of comfort, space, and convenience at 62 Hawkins Road—a welcoming home poised to provide an exceptional living experience in the heart of Newquay.

FIND ME USING WHAT3WORDS: witless.tequila.chose



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: Large gated driveway

Heating and hot water: Gas central heating for both

Accessibility: Level front & rear

Mining: Standard searches include a Mining Search.

FLOORPLAN & DIMENSIONS

Entrance Porch

4' 1" x 10' 4" (1.24m x 3.15m)

Second Lounge

12' 6" x 10' 4" (3.81m x 3.15m)

Inner hallway

9' 11" x 4' 2" (3.02m x 1.27m)

Main Lounge

17' 2" x 10' 10" (5.23m x 3.30m)

Kitchen

10' 9" x 9' 10" (3.27m x 2.99m)

W.C

6' 5" x 3' 1" (1.95m x 0.94m)

Utility room

6' 6" x 6' 2" (1.98m x 1.88m)

Snug

35' 5" x 8' 0" (10.79m x 2.44m)

First Floor

Bedroom One

11' 8" x 10' 11" (3.55m x 3.32m)

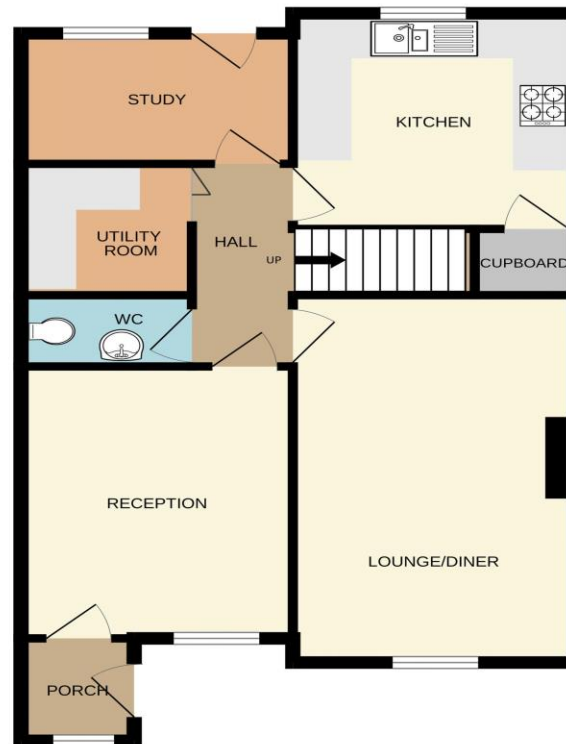
Bedroom Two

10' 11" x 9' 11" (3.32m x 3.02m)

Shower Room

7' 8" x 5' 2" (2.34m x 1.57m)

GROUND FLOOR



1ST FLOOR



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