



NEWQUAY
PROPERTY
CENTRE



36 Wheal Golden Drive, Holywell Bay, Newquay, Cornwall, TR8 5PE

A GORGEOUS THREE BEDROOM DETACHED BUNGALOW LOCATED IN ONE OF THE NORTH COASTS MOST POPULAR LOCATIONS HOLYWELL BAY. OFFERED WITH SOUTH FACING GARDEN, GARAGE AND DRIVEWAY PARKING. WALKING DISTANCE TO THE BEACH. NO ONWARD CHAIN!

£395,000
Freehold

our ref: CNN9696

KEY FEATURES



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- DETACHED BUNGALOW
- THREE BEDROOMS
- KITCHEN DINER
- NO ONWARD CHAIN
- SEA GLIMPSES
- SOUTH FACING GARDENS
- PARKING FOR MULTIPLE VEHICLES
- GARAGE
- BEAUTIFUL COASTAL VILLAGE LOCATION
- MAINS SERVICES: ELECTRIC, WATER & DRAINAGE



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Energy rating (EPC) **D**

Council tax band: **D**

SUMMARY

SUMMARY: Welcome to 36 Wheal Golden Drive, a charming three-bedroom detached bungalow nestled in the heart of Cornwall's picturesque North coast gem, Holywell Bay. Offering an idyllic coastal lifestyle, this residence presents an exceptional opportunity to embrace the Cornish way of life! The bungalow itself is nestled towards the top of the cul de sac.

Upon arrival, you are greeted by a quaint front porch which offers useful space for shoes and coats. Stepping into the generous lounge area, there is plenty of room for family sized furniture with a large picture window flooding the room with natural light. Beyond the lounge lies an inner entrance hallway, a central hub that connects all parts of the accommodation. Conveniently tucked away in this space is a practical storage cupboard.

To the rear of the property, a delightful surprise awaits in the form of an open-plan kitchen diner. This inviting space is perfect for



social gatherings, with ample room for a dining table. The kitchen boasts an array of white gloss wall and base units, complete with worktops and a fitted breakfast bar. From this area is an external door leading to side driveway or to the rear garden. From the kitchen window there are gorgeous views out and towards Holywell Bay beach and countryside with the sea in the distance.

The bungalow boasts three thoughtfully designed bedrooms. Two of these bedrooms are generously proportioned, accommodating various furniture arrangements, while the third offers versatile use as a good-sized single bedroom or perhaps a work from home space. The family bathroom has been tastefully updated, featuring a modern corner shower unit. Completing the ensemble are a low-level W/C and a classic pedestal wash hand basin.

Externally, this property is a true gem. The front and side areas showcase a lengthy driveway that easily accommodates multiple vehicles, culminating in a convenient garage. Yet, the true highlight lies to the rear – a fabulous south-facing garden that is incredibly private. The ideal place to sit and enjoy the sun, entertain friends or for

children to play! In summary, 36 Wheel Golden Drive really would suit a multitude of markets, whether you are looking for something to live in as a family home or as an investment it really offers so much in such a sought after location. We highly recommend viewing.



ADDITIONAL INFO

We absolutely love the location of this bungalow. In a tucked away position within the cul de sac whilst also a short walk to Holywell Beach!



FLOORPLAN & DIMENSIONS

Entrance Hall

5' 10" x 3' 6" (1.78m x 1.07m)

Living Room

18' 2" x 11' 5" (5.53m x 3.48m)

Inner Hallway

7' 4" x 5' 6" (2.23m x 1.68m)

Kitchen/Diner

15' 3" x 11' 2" (4.64m x 3.40m)

Bedroom 1

14' 0" x 9' 9" (4.26m x 2.97m)

Bedroom 2

11' 10" x 8' 7" (3.60m x 2.61m)

Bedroom 3

11' 0" x 6' 4" (3.35m x 1.93m)

Shower Room

6' 9" x 5' 5" (2.06m x 1.65m)

Garage

GROUND FLOOR



LIKE TO KNOW MORE?

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