



4 Gannel Rock Close, Newquay, Cornwall, TR7 2FL

NEW IN 2021, A STUNNING, VERY SPACIOUS FAMILY HOME WITH GORGEOUS OPEN PLAN LIVING SPACES, 4 DOUBLE BEDROOMS, OFF STREET PARKING FOR 3, LOW MAINTENANCE FRONT AND REAR GARDENS. HIGHLY SOUGHT AFTER SUBURBAN AREA OF NEWQUAY CLOSE TO THE GANNEL ESTUARY AND TRENANCE PARK.

£400,000
Freehold

our ref: CNN9986

KEY FEATURES



4

- GORGEOUS FAMILY HOME
- NEW IN 2021 WITH NHBC WARRENTY



2

- 4 BEDROOMS
- 2 BATHROOMS
- STUNNING OPEN FLOWING LIVING SPACES



2

- LUXURIOUS KITCHEN WITH APPLIANCES
- LOW MAINTENANCE FRONT AND REAR GARDENS

Energy rating (EPC) **B**

Council tax band: **C**

- OFF STREET PARKING FOR 3
- IMMACULATE THROUGHOUT
- HIGHLY DESIRABLE SUBURBAN LOCATION

SUMMARY

Welcome to 4 Gannel Rock Close, an exquisite family home nestled in one of Newquay's newest and most sought-after suburban locales. This stunning property, built in 2021 by the esteemed local developers Luxons & Sons, offers a perfect blend of modern design and comfortable living, making it the ideal haven for your family.

Situated just a short stroll away from the picturesque Gannel Estuary, Trenance park, gardens, and boating lake, this residence is not only in the heart of natural beauty but is also conveniently located within the catchment area for some of Newquay's most highly regarded schools.

Upon entering the home, you are greeted by an inviting hallway that leads to a beautifully appointed, fully tiled ground floor shower suite. The home is immaculately maintained and upgraded by the current vendor, ensuring a contemporary and stylish living experience. The living room, a bright and spacious front-facing area, seamlessly flows into the rear kitchen/diner, creating a perfect harmony of spaces for modern 21st-



century living. In the dining area there is plenty of room for a family size table and patio doors to the rear gardens

The kitchen is a culinary delight, featuring a gorgeous range of pale grey gloss finish units with integrated eye-level double oven, hob, extractor, dishwasher, washing machine, and fridge/freezer. Topped with natural oak work surfaces and a convenient breakfast bar, it is a space where functionality meets luxury.

The first-floor hosts four generously sized bedrooms, with the front-facing rooms offering distant views of the fields over the Gannel Estuary. The main family bathroom echoes the style of the ground floor shower room, showcasing floor-to-ceiling grey tiling and a full bath suite with a separate shower.

This home boasts thoughtful touches throughout, including UPVC double glazing and gas-fired central heating, ensuring comfort and energy efficiency. The front garden is enclosed by a neat picket fence and upgraded with artificial lawn for easy maintenance, while the allocated off-street parking bay comfortably accommodates three cars. Both the front and rear gardens feature low-maintenance artificial grass, with the rear garden also having a

large composite-style deck, high perimeter fencing, a side gate, and a custom shed for additional storage.

4 Gannel Rock Close is more than just a house; it is a contemporary family home where comfort, style, and convenience come together seamlessly. Don't miss the opportunity to make this dream residence yours – contact us today to schedule a viewing and start the next chapter of your family's story in this exceptional Newquay abode.

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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 for 3

Heating and hot water: Gas Central Heating for both.

Accessibility: Level

Mining: Standard searches include a Mining Search.

Estate Management Fee: £200 per year approximately



FLOORPLAN & DIMENSIONS

Hallway

8' 10" x 5' 7" (2.69m x 1.70m) inc stairs

Shower Room

6' 2" x 5' 2" (1.88m x 1.57m)

Lounge

16' 10" x 14' 8" (5.13m x 4.47m)

Open Plan Kitchen/Diner

23' 10" x 14' 0" (7.26m x 4.26m) L-Shaped

First Floor Landing

Family Bathroom

11' 4" x 6' 0" (3.45m x 1.83m)

Bedroom 1

13' 0" x 11' 6" (3.96m x 3.50m)

Bedroom 2

14' 11" x 8' 8" (4.54m x 2.64m)

Bedroom 3

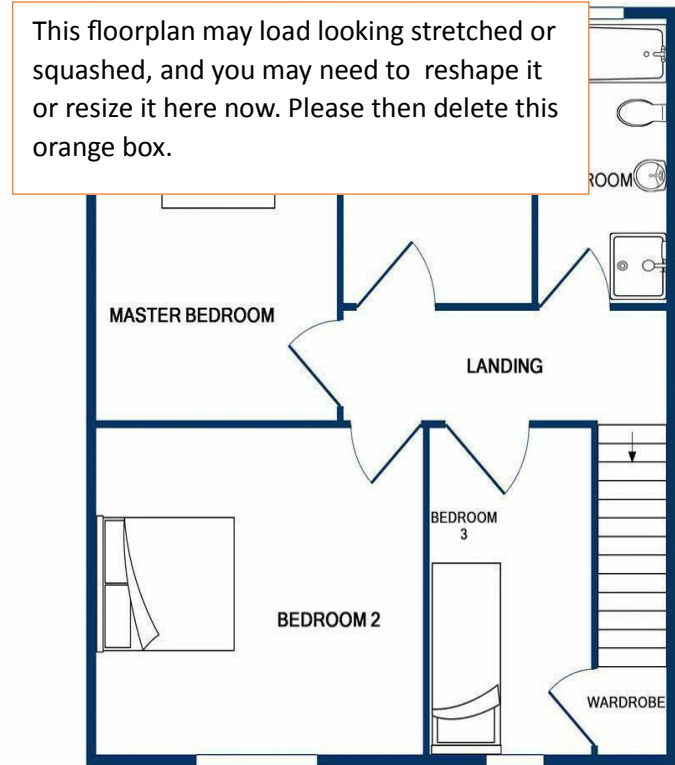
11' 4" x 8' 4" (3.45m x 2.54m)

Bedroom 4

11' 6" x 7' 0" (3.50m x 2.13m)



GROUND FLOOR



1ST FLOOR

This floorplan may load looking stretched or squashed, and you may need to reshape it or resize it here now. Please then delete this orange box.

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