







11 Godolphin Way, Newquay, Cornwall, TR7 3BU

A FANTASTIC DETACHED DORMER BUNGALOW IN NEWQUAY'S MOST DESIRABLE SUBURB, LUSTY GLAZE! THIS UNIQUE DESIGN WITH WOW FACTOR KITCHEN/DINER INCLUDING VAULTED CEILING, REVERSE LEVEL TOP FLOOR LIVING SPACE. 3 DOUBLE BEDROOMS, 1 ENSUITE, 2 RECEPTION ROOMS, INTEGRAL GARAGE, STUNNING GARDENS AND DISTANT SEA VIEWS

£650,000 Freehold

our ref: CNN6916

KEY FEATURES



3



2



2

Energy rating (EPC)

Council tax band:

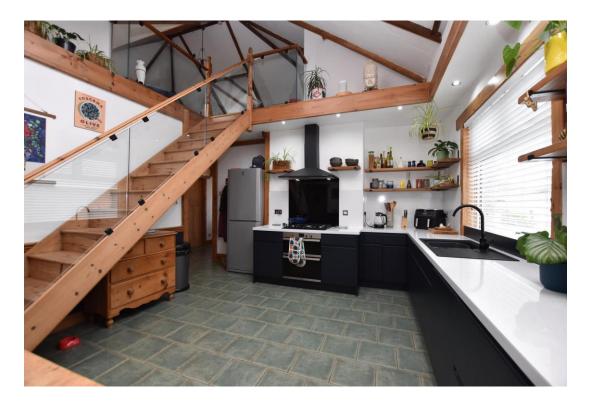
- INCREDIBLE EXTENDED DETACHED DORMER STYLE BUNGALOW
- HIGHLY SOUGHT AFTER COASTAL SUBURB
- WOW FACTOR DOUBLE HEIGHT VAULTED KITCHEN/DINER
- ENTIRE FIRST FLOOR DEDICTATED TO THE MAIN LIVING SPACE
- BI-FOLD DOORS TO SEA VIEW BALCONY
- THREE DOUBLE BEDROOMS, ONE ENSUITE
- TWO RECEPTION ROOMS INCLUDING 21FT SUNROOM
- FULL OF CHARM, UNIQUE FEATURES AND MODERN COMFORTS
- ABSOLUTELY STUNNING SUN-DRENCHED GARDENS
- INTEGRAL GARAGE/UTILITY ROOM & DRIVEWAY PARKING



Lusty Glaze in Newquay stands out as the premier coastal suburb in the town, renowned for its serene atmosphere and charming, well-maintained homes nestled along the rugged north coastline, with both Porth and Lusty Glaze Beaches mere steps away. It's an idyllic locale for settling down, boasting excellent schools and convenient amenities within easy reach. A leisurely stroll along the Barrowfields and Narrowcliff reveals the vibrant town centre, adding to its allure.

Nestled within this sought-after neighbourhood, 11 Godolphin Way exemplifies the epitome of an executive detached family home, brimming with unique charm and captivating features resulting from successive extensions and upgrades. Initially presenting as a detached dormer-style bungalow with three bedrooms, this residence unfolds to reveal much more upon entry.

Approaching the property, you're greeted by a picturesque period double bay frontage, adorning the front driveway, which accommodates two vehicles and leads to the integral garage. An enchanting bow-topped open-faced storm porch, complete with a Terrazzo tile floor, preserves a lovely original feature. Stepping inside, a spacious hallway grants access to all ground floor accommodations.



The front hosts two equally proportioned king-size bedrooms, each nestled within a bay and adorned with original period fireplaces, while the rear bedroom boasts its own contemporary fully fitted shower ensuite. Adjacent, the main bathroom has undergone a tasteful contemporary refit, featuring an opulent large shower suite and complementary fittings, all renewed in 2023.

Transitioning to the rear of the property, the kitchen/diner beckons as a standout space, serving as a true family hub. Here, the remarkable double-height vaulted ceiling immediately captivates, enhancing the sense of space. The sleek navy-blue units, white sparkle work surfaces, and splashbacks, installed in 2021, create a modern aesthetic. The kitchen is equipped with a double oven, five-ring gas hob, canopy extractor, and dishwasher, with ample room for a family dining table. A rear door leads to a splendid 21ft secondary reception space, serving as a large sunroom overlooking the charming gardens.

The integral garage doubles as a utility room, boasting full plumbing connections, while a newly (2023) fitted wall-mounted gas-fired combi boiler ensures heating and hot water throughout the home, with warranty coverage until 2030.

Ascending the glass and timber stairs to the first floor unveils the main living room, occupying the entire level exclusively. Characterized by another impressive, vaulted ceiling, this spacious family living area features a cozy dormer window with box seating at the front and expansive bi-fold doors at the

rear. The inclusion of a snug log burner and ample recessed storage further enhances functionality. The bi-fold doors open onto a rearfacing balcony, offering breathtaking sea and coast views, with steps leading down to the garden below.

The rear gardens are a verdant oasis, lush, mature, and level, basking in sunlight and offering a sense of privacy. With decking, a well-maintained lawn, and numerous seating areas surrounded by well-stocked beds, it's a perfect space for relaxation and recreation.

In summary, the sheer magnificence of this home is difficult to convey in words alone; therefore, we wholeheartedly recommend experiencing it firsthand by booking a viewing without delay.

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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: Garage and Driveway Parking x2

Heating and hot water: Gas Central Heating for both.

Accessibility: Level

Mining: Standard searches include a Mining Search.













FLOORPLAN & DIMENSIONS

Hall

13' 0" x 5' 0" (3.96m x 1.52m)

Bedroom 1

15' 4" x 14' 3" (4.67m x 4.34m) Maximum Measurements into Box Bay

Bedroom 2

15' 3" x 14' 2" (4.64m x 4.31m) Maximum Measurements into Box Bay

Bedroom 3

12' 9" x 8' 3" (3.88m x 2.51m) plus recess for door

En-suite

8' 10" x 3' 3" (2.69m x 0.99m)

Shower Room

7' 9" x 7' 6" (2.36m x 2.28m)

Kitchen/Diner

21' 3" x 13' 2" (6.47m x 4.01m)

Sun Room

21' 8" x 8' 8" (6.60m x 2.64m)

Garage & Utility

12' 10" x 7' 9" (3.91m x 2.36m)

First Floor Lounge

24' 9" x 19' 11" (7.54m x 6.07m) Maximum
Measurements

Balconv

14' 8" x 7' 0" (4.47m x 2.13m)



GROUND FLOOR



1ST FLOOR

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