

98 Penmere Drive, Newquay, Cornwall TR7 1NG



GANNEL VIEWS | DOUBLE GARAGE | Detached 3 bedroom family home in a quiet cul-de-sac and enviable position on the very popular residential estate of Penmere Drive enjoying Gannel views from the side decking.

- Originally a larger 4 bedroom house
- Large rear conservatory with underfloor heating
- Stunning Gannel views from the side decking and upper rooms
- Well presented throughout with some modernisation undertaken
- Large double garage with the option for further accommodation
- Located in a favoured cul-de-sac on this popular estate

Price £495,000 Freehold

Penmere Drive is a very desirable location near Newquay town centre, Fistral Beach and the River Gannel providing access to many Cafés, restaurants, water activities and schools.

This large family home has 3 double bedrooms which includes a nicely remodelled Master en-suite with dedicated wardrobe room (original 4th bedroom). A large rear conservatory really opens the downstairs living accommodation and makes a great entertaining room to free up the original dining room for a home study.

Located on the South side of Penmere drive, there is a direct view from the decking and lower garden onto the River Gannel and neighbouring countryside.

ENTRANCE HALL

Staircase ascending to the first floor. Under stairs storage cupboard. Access to the:

LOUNGE

Front aspect bay window unit and rear door unit to the conservatory. Hard wood flooring throughout. Fireplace with gas point.

CONSERVATORY

Large Conservatory with ample room for large dining table and seating area. Rear door unit to the side decking and rear garden. Access to the:

STUDY

Originally a dining room, the space is well used as a study with multiple houses using this as a 5th bedroom.

KITCHEN/BREAKFAST ROOM

Modernised kitchen with a range of wall and floor mounted shaker style kitchen units under a marble effect rolled edge laminate worktop with modern twist effect natural wood handles. Integral eye level double oven and 4 point hob unit with extractor canopy over. Dual drainer stainless steel sink situated in front of the side aspect window unit with stunning Gannel views. Open access to the breakfast room with a continued range of matching kitchen units and extended worktop for breakfast bar seating. Patio door to the rear garden.

UTILITY

Continued range of floor and wall mounted units under a laminate worktop with additional stainless steel sink. Recess for washing machine and tumble dryer.

DOUBLE GARAGE

2 up and over garage doors and rear uPVC door unit. Multiple power points and ceiling lights. Open rafters used for additional storage. Gas central heating boiler providing the heating throughout the house. Rear window unit.

UPSTAIRS

MASTER BEDROOM EN-SUITE

The master en-suite takes the original large double bedroom and extends it further into the original 4th single room. This provides a large master bedroom but can easily be returned to the 4 bedroom original layout.

BEDROOM 2

The second bedroom is a decent sized double bedroom with a large selection of mirror finished integral wardrobes. There is a large front aspect South facing window with views over the River Gannel and surrounding Countryside.

BEDROOM 3

Rear aspect double bedroom with ample room for wardrobes and chest of draws. Central ceiling light, rear aspect window.

BATHROOM

Front aspect bathroom comprising of a full length side panel bath with mains fed shower over, Low Level WC and white pedestal basin. Front aspect diffused glass window and wiring cupboard housing the pressurised immersion cylinder providing the hot water throughout.

OUTSIDE

To the rear of the property is a small enclosed garden with a well established tree lined boundary with feather edged boundary wall behind. To the side is a large decked area leading to a smaller lowered garden. This area is very private and provides a beautiful view whilst enjoying the middle of the day sun.

TENURE

Freehold

SERVICES

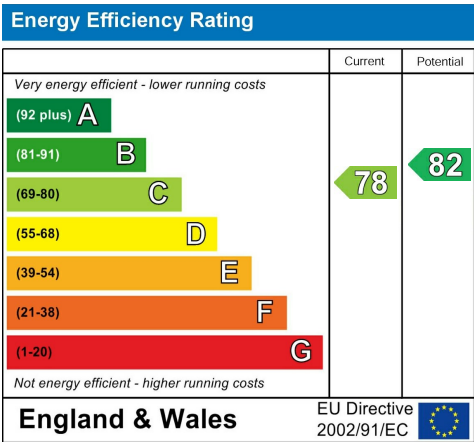
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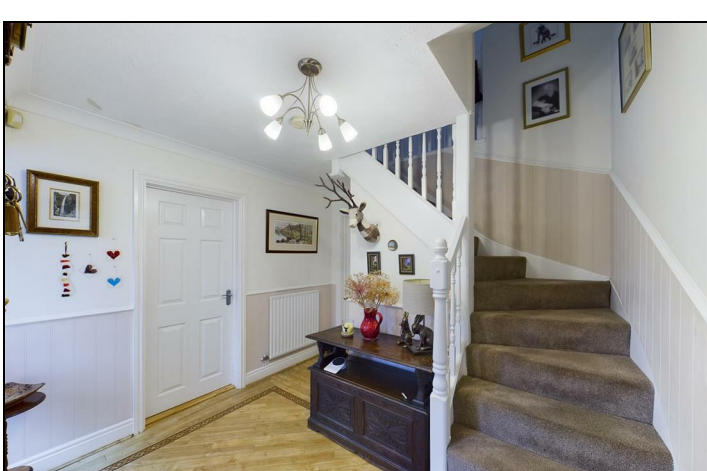
COUNCIL TAX

Band E

AGENTS NOTE

Please note, the marketing photos are from January 2023, however, are an accurate indication of the current condition of the property. The virtual tour and floorplan do not include the first floor rooms due to limited access.







Start & co

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