



30, Dukes Way, Newquay, TR7 2RW

david ball  
Agencies

David Ball Luxury Collection are delighted to offer this 2524 square feet executive style family home situated in sought after residential area of Newquay abutted by a meandering stream. The property also benefits from an annexe which is perfect for housing additional family or to provide an additional source of income. Early viewing is highly recommended.

**Guide Price £650,000 Freehold**

## Key Features

- Executive Style Family Home
- Self Contained Annexe With Income Potential
- Modern Open Plan Living Space
- Ample Off Street Parking
- Solar Panels Heating - 250 litre mixergy tank complimented by a new GCH boiler
- New Torben Schmid Kitchen
- Recently Refitted Bathroom With Free Standing Bath And Waterfall Shower
- Early Viewing Highly Recommended

## The Property

Situated on one of Newquay's rare tree-lined streets, this beautifully presented four-bedroom family home has been thoughtfully upgraded to offer a seamless blend of modern elegance and practical living. Boasting high-end finishes throughout, this stunning property is perfect for families, professionals, or anyone looking to embrace coastal living in style.

At the heart of the home lies a breathtaking new Torben Schmid kitchen, designed to the highest standards. Featuring a premium Smeg range-style cooker and a boiling water tap, this space is a dream for those who love to cook and entertain. Sleek finishes and ambient mood lighting add a touch of contemporary luxury, creating the perfect atmosphere for any occasion.

The recently refitted bathroom offers a true spa-like sanctuary, complete with a freestanding bath and a walk-in waterfall shower, providing the ultimate space to unwind. With four generously sized double bedrooms, there's plenty of room for family, guests, or even a home workspace. A standout feature of the property is the self-contained annexe, offering incredible versatility. Whether used as guest accommodation, a private home office, or a lucrative rental opportunity, this additional space provides endless possibilities. Outside, the private rear garden offers a peaceful retreat, ideal for relaxation and outdoor entertaining. Beyond the garden, a picturesque stream enhances the serene and scenic setting. The property also benefits from driveway parking, providing ample space for multiple vehicles.



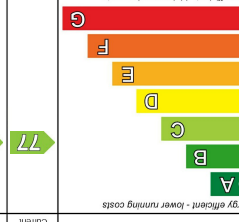


## Location

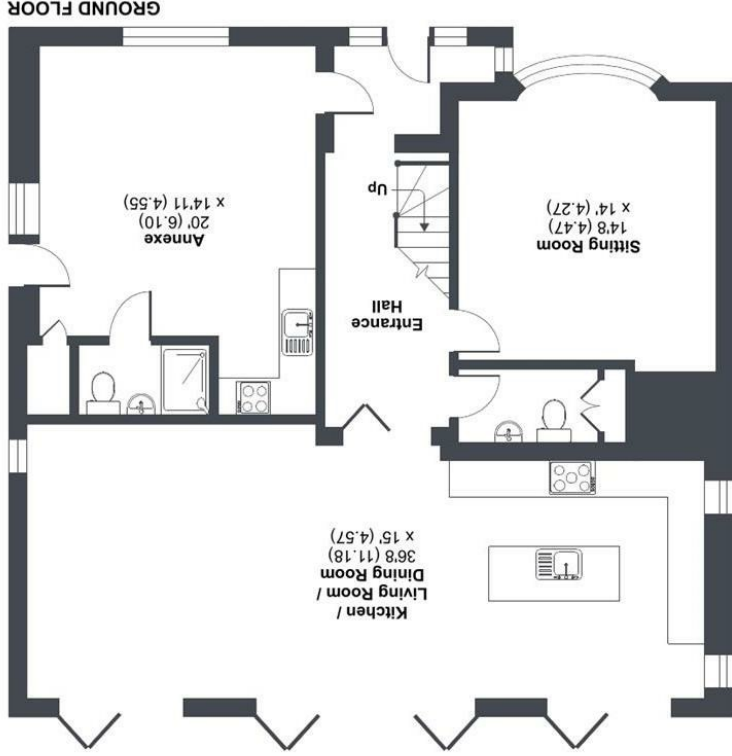
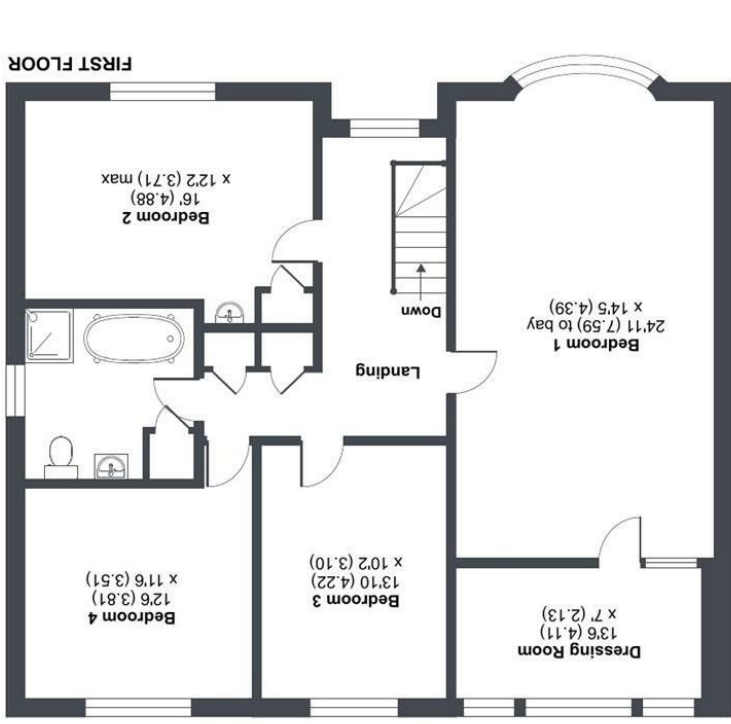
Being just moments from Newquay's stunning beaches, vibrant town centre, and excellent local amenities. Residents of Dukes Way can enjoy easy access to a range of independent shops, cafés, restaurants, and well-regarded schools, making it an ideal location for families and professionals alike. For those who love the outdoors, the area boasts scenic coastal walks, lush green spaces, and world-class surf spots, ensuring there's always something to explore. Excellent transport links connect Dukes Way to nearby towns and cities, while Newquay Airport provides convenient travel options further afield.

## Externally

To the front of the property, a spacious driveway provides ample off-street parking, complemented by a level lawn, a gravel pathway, and a variety of planted hedges, adding to the home's charm and curb appeal. To the rear, the generously sized garden is primarily laid to lawn, offering plenty of space for outdoor enjoyment. A timber decked area provides the perfect spot for alfresco dining or relaxing in the sunshine. The garden is fully enclosed by timber fencing, ensuring privacy, while a meandering stream beyond adds a beautiful natural backdrop.

Energy Efficiency Rating		
Current	Potential	 <p>Very energy efficient - lower running costs</p> <p>A (92 plus)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p> <p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>
77	78	

Dukes Way, Newquay, TR7  
Approximate Area = 2524 sq ft / 234.4 sq m (includes Annexe)  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © mchecom 2025. Produced for David Ball Agencies. REF: 1236700

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