19, Arundel Way, Newquay, TR7 3BB

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SUBSTANTIALLY EXTENDED, CONTEMPORARY and BEAUTIFULLY PRESENTED 6/7 bedroom home a SHORT WALK from LUSTY GLAZE BEACH, with a 60 sq m open plan kitchen and living area with bi-fold doors, level private garden boasting a PURPOSE BUILD GARDEN ROOM with it's own shower room and parking for four vehicles.

Guide Price £695,000 Freehold

Key Features

- Highly sought after location
- Stunning open plan kitchen/living area with Bi-fold doors
- Large storage area
- Level private rear garden
- Close to schooling and amenities
- 6/7 Bedroom Family Home
- Utility and downstairs shower room
- First floor shower room and family bathroom
- Parking for minimum of four vehicles

The Property

Far bigger inside than the frontage suggests, you are welcomed into an attractive, spacious entrance hallway with tiled flooring, leading through to a well-proportioned lounge warmed by a wood burning stove. Also on this level sit the utility area, a useful downstairs shower room and a large store with its own separate access that runs the length of the property, a genuinely useful space for surfboards, SUP boards, bikes and general storage, as well as providing side access to the rear garden

The rear of the ground floor is given over to an impressive extension hosting the contemporary open plan kitchen and living space. A lantern glass roof and bi-fold doors onto the garden flood the room with daylight, and the black fitted kitchen is a striking centrepiece in what is. the hub of the house.

Stairs from the hallway rise to the first floor, where there are five bedrooms, a shower room and the family bathroom, the latter finished with a freestanding roll top bath and vanity unit, both with electric underfloor heating. The ground floor study offers the flexibility of a sixth bedroom should it be needed.

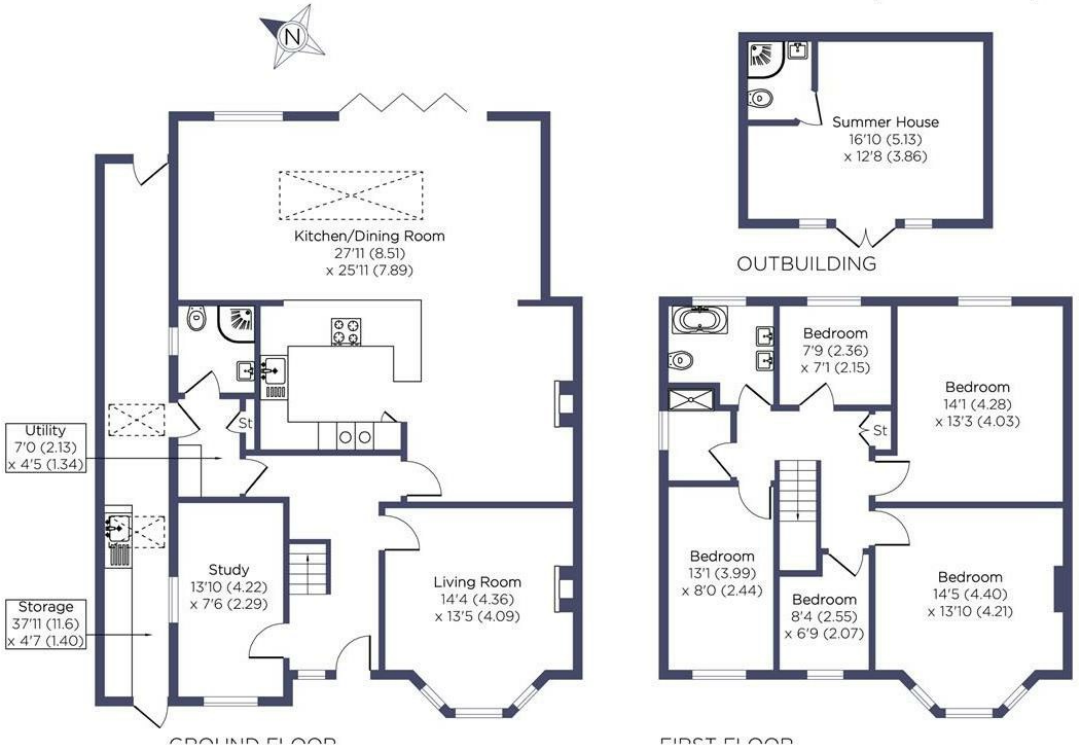
In the garden stands a superb garden room, constructed to residential specification and served by its own shower room. It is a genuinely versatile space that will suit a range of uses, whether that is guest accommodation, a home office well away from the main house, a studio or a teenager's own space.

Outside, a paved driveway provides parking for four vehicles. The rear garden is level, private and mainly laid to lawn, with two patio areas. There is also gated rear access from the garden onto a playing field, a real bonus for a young family.

Location

19 Arundel Way sits in the popular Lusty Glaze area of Newquay, within easy walking distance of three of the town's beaches: Lusty Glaze is approximately 350m metres away, Porth approximately 550m and Tolcarne approximately 800m. The shops, cafés and everyday amenities along Chester Road are approximately 300m from the property, and the open green space of the Barrowfields, with its coastal views, is approximately 450m away.

Arundel Way, Newquay, TR7
Approximate Area = 2058 sq ft / 191.1 sq m
Outbuilding Area = 213 sq ft / 19.8 sq m
Total Area = 2271 sq ft - 210.9 sq m



PINKPLAN

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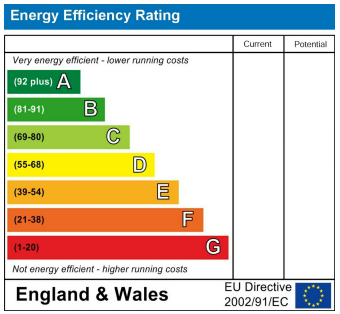

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