



41, Trerice Drive, Newquay, TR7 2RL

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An immaculate THREE DOUBLE bedroom detached bungalow in one of Newquay's most popular areas. Boasting an open plan lounge/diner with separate kitchen, bathroom and single integral garage. With a South facing landscaped, private rear garden as well as a lawn and driveway parking to the front. The bungalow offers various potential for extension/improvement subject to the relevant planning. Viewing is highly recommended.

Guide Price £350,000 Freehold

Key Features

- Detached bungalow
- Refurbished by the current owners
- Integral garage and additional storage room
- Immaculately maintained
- Three double bedrooms
- Driveway parking with EV charging point
- Southfacing private and enclosed rear garden
- Highly sought after area on a bus route

The Property

Entering through the porch into the well-sized living room, a generous space featuring a fireplace with a tiled hearth, that is currently capped but still offers the potential for reinstatement. Double doors open directly to the rear South facing garden. Adjacent is the modern kitchen, which includes base, wall and drawer units, worksurfaces with inset stainless steel sink unit with mixer tap and drainer, space for a gas cooker and a door providing access to the side of the house.

On the opposite side of the lounge/diner a hallway connects the living space to the three spacious double bedrooms, with built-in storage in bedrooms one and two. The family bathroom, featuring a crisp white suite with a shower over the bath, and a separate WC.

The current owners on moving in, renovated the property to include a new kitchen, all the external windows including patio doors in the living area and a new combi boiler.





Externally

Outside, the front of the property features neat lawns and a driveway parking for two cars leads to the garage, which is integral and equipped with mains power. An additional block-built storage unit offers extra utility, while the side access incorporates an EV charging point. The low-maintenance south facing rear garden, enclosed by privacy walls, was completely landscaped by the current owners to include a patio area, decorative gravel, and a charming summerhouse.

Location

The Tretherras neighborhood is highly sought after due to its prime location near Newquay's town center and beaches. Residents enjoy a network of scenic shortcuts winding through the area, often following streams that are contributory to the stunning River Gannel.

Within just 750 meters of the property lies an impressive selection of recreational facilities, including the acclaimed Newquay Zoo, WaterWorld Leisure Centre, Heron Tennis Centre, and Concrete Waves Skatepark. Residents can also take advantage of the beautifully maintained Trenance Gardens, the popular Boating Lake, and other nearby amenities.

The area is home to some of Newquay's top schools, including the in-demand and consistently oversubscribed Newquay Tretherras secondary school. Trerice Drive is conveniently situated on a bus route, providing easy public transport access to the town center.



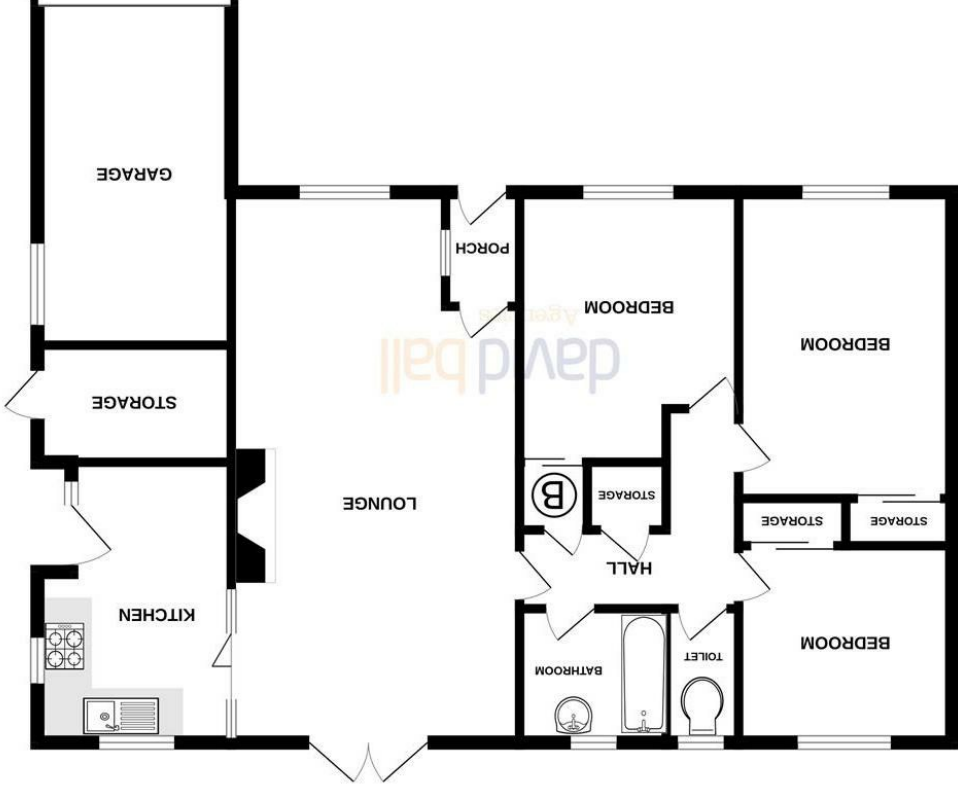
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GROUND FLOOR

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Energy Efficiency Rating	
Current	Potential
70	86
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs A (81-91)	
B (69-80)	
C (55-68)	
D (39-54)	
E (21-38)	
F (1-20)	
G (1-20)	
Not energy efficient - higher running costs	

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