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Dukes Way, Newquay

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| LUXURY COLLECTION |





David Ball Luxury Collection are delighted to offer for sale this executive detached four bedroom family home occupying a generous size plot with ample off street parking as well as a landscaped and impeccably maintained private rear garden. Dukes Way's larger than average house and plot sizes are incredibly desirable along with this being first property of this type to come to the market in the last four years makes this a rare opportunity. Early viewing is highly recommended.

**Guide Price £675,000 Freehold**

## Key Features

- Sought After Location
- Four Bedrooms
- Principle Bedroom Suite
- Bespoke Fitted Kitchen
- Lounge With Log Burner
- Integral Garage
- Ample Off Street Parking
- EPC - C
- Landscaped Rear Garden
- Electric Aga





## The Property

Situated in a sought after part of Newquay is this well presented detached property surrounded by similar executive style family homes. The property itself has just recently benefited from a bespoke fitted kitchen with granite work suffices and a feature electric Aga, along with new double glazing throughout and twelve solar panels (owned).

The ground floor the versatile family accommodation comprises of a welcoming entrance hall, which leads you out into the kitchen family room which is flooded with natural light from the rear bi-folding doors and Velux windows leading around to the dining room, and on to the lounge that boasts a built-in log feature log burner which can also be accessed from the hallway. The ground floor is completed by a utility room with access to the cloakroom, boiler room and integral garage.

To the first floor are four bedrooms with the principal suite offering an open plan design incorporating the ensuite shower room and bespoke fitted wardrobes. Additionally, the family bathroom, separate shower room and cloakroom provide ample facilities complimenting the versatility of this the perfect family home.



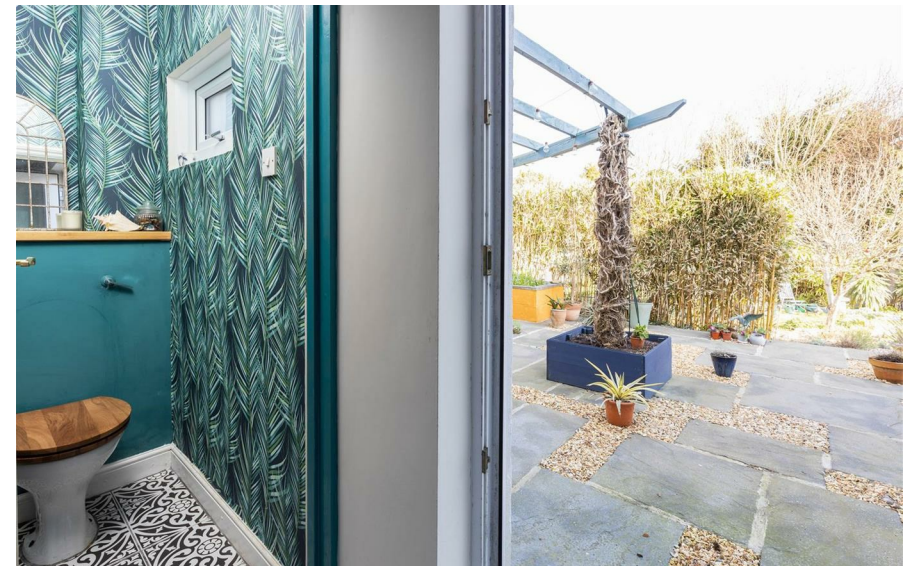




## Externally

A block paved drive way providing ample Off-street parking and access to both sides of this detached property. Cornish Stone walling with well established and maintained front hedging along with a large bedding plant area.

Leading from the family room into the landscaped rear garden which incorporates a plentiful paved patio area. A meandering cobbled pathway provides access to a freshwater stream and summer house that enjoys afternoon and evening sun. A glass greenhouse with vegetable patch providing vegetable and herbs for the kitchen. The remainder of the garden is laid mainly to lawn with a freshwater pond encased by attractive pampas grass along with borders of well-established flowering borders of plants.

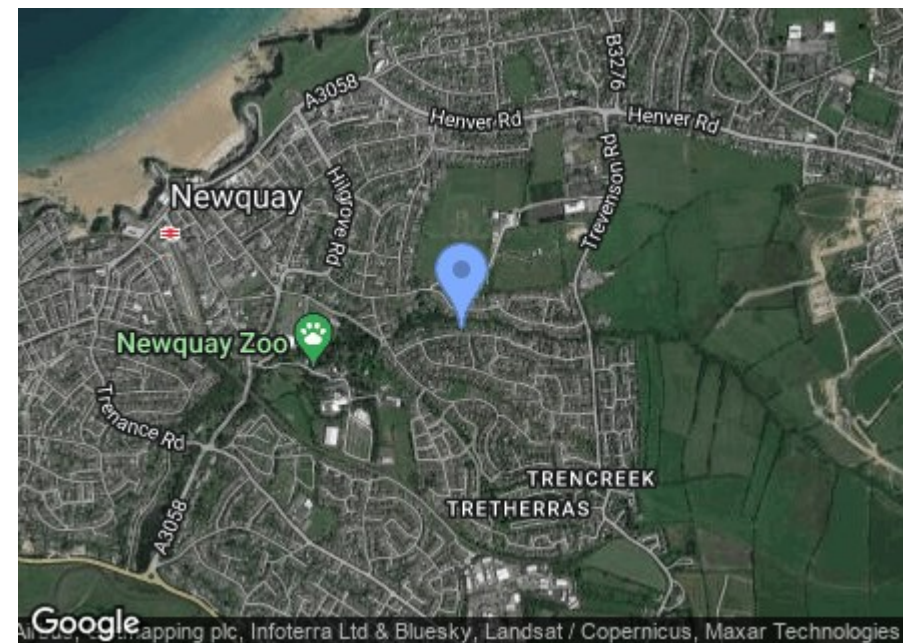






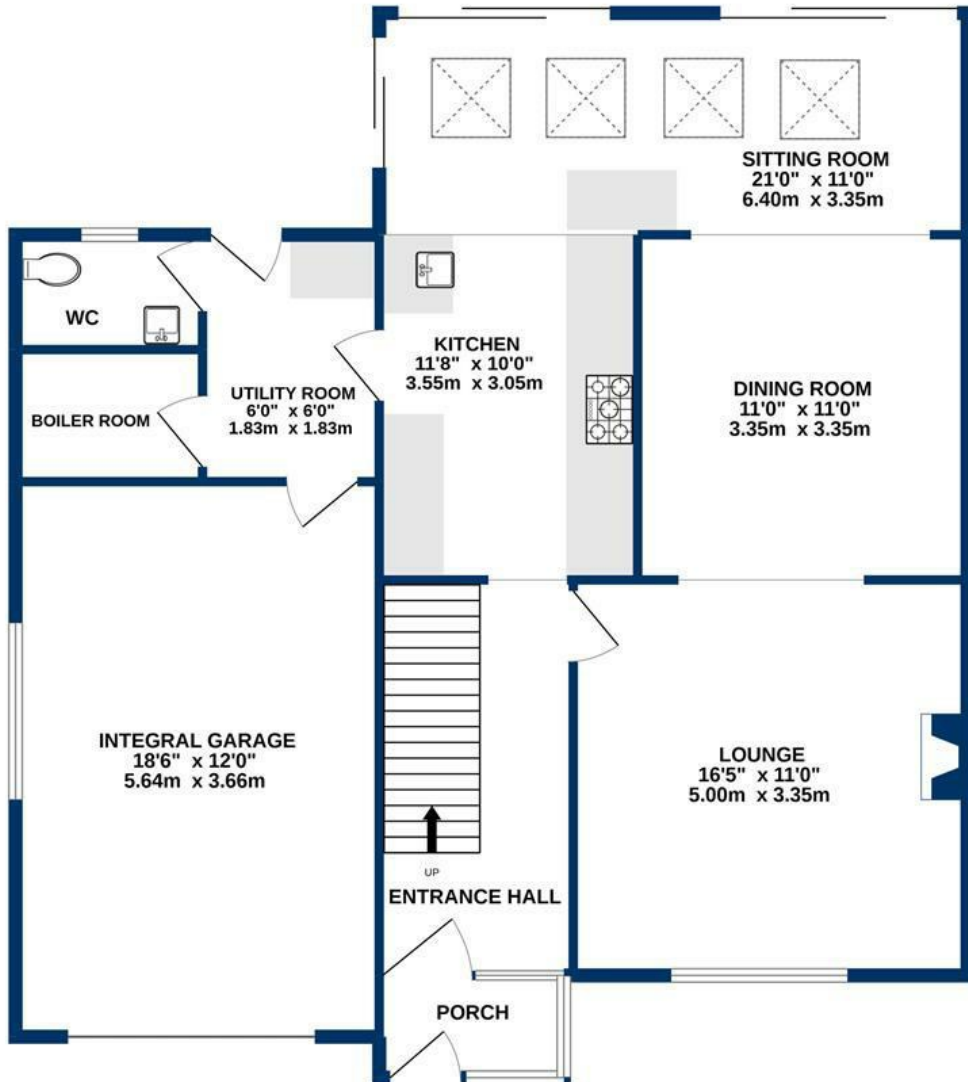
## The Location

Located in the Tretherras valley the property benefits from close proximity to local amenities including Newquay Sports Centre, Concrete Waves skate park, Newquay Waterworld and Trampoline Park as well as the Chester Road Shopping Centre, Trenance Gardens and Boating Lake. Newquay Town centre is approximately two miles distance from the property and benefits from a range of shopping, schooling, and banking facilities as well as an array of fashionable bars, restaurants, and nightclubs. The town also boasts an historic picturesque working fishing harbour and some of Europe's finest coastline. There is a bus and rail service to outlying areas and Newquay Airport is approximately seven miles distance from the town.

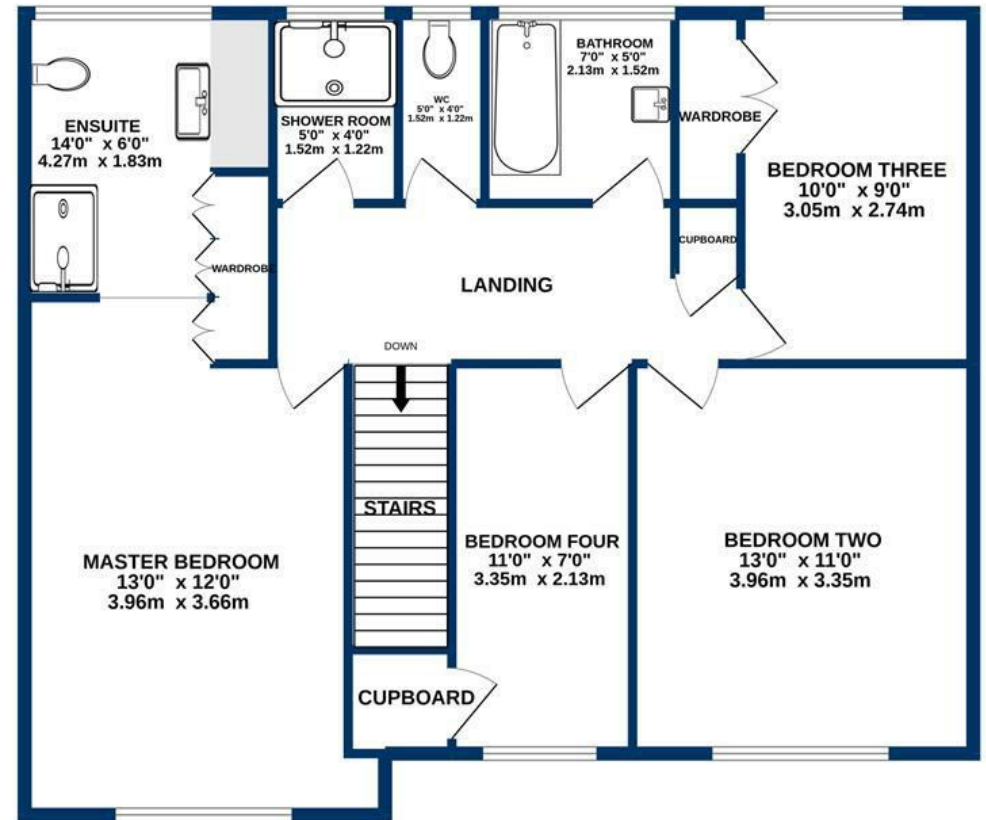




## GROUND FLOOR



## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

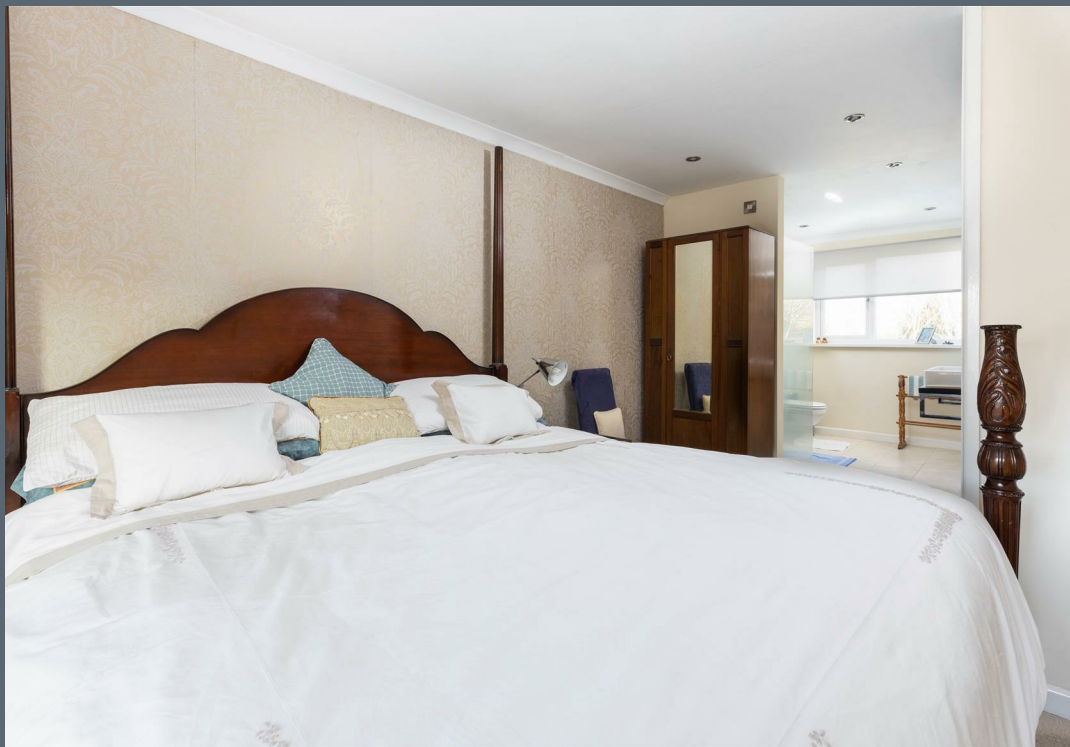
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient -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

80

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