



26, Shackleton Drive, Newquay, TR7 3PE

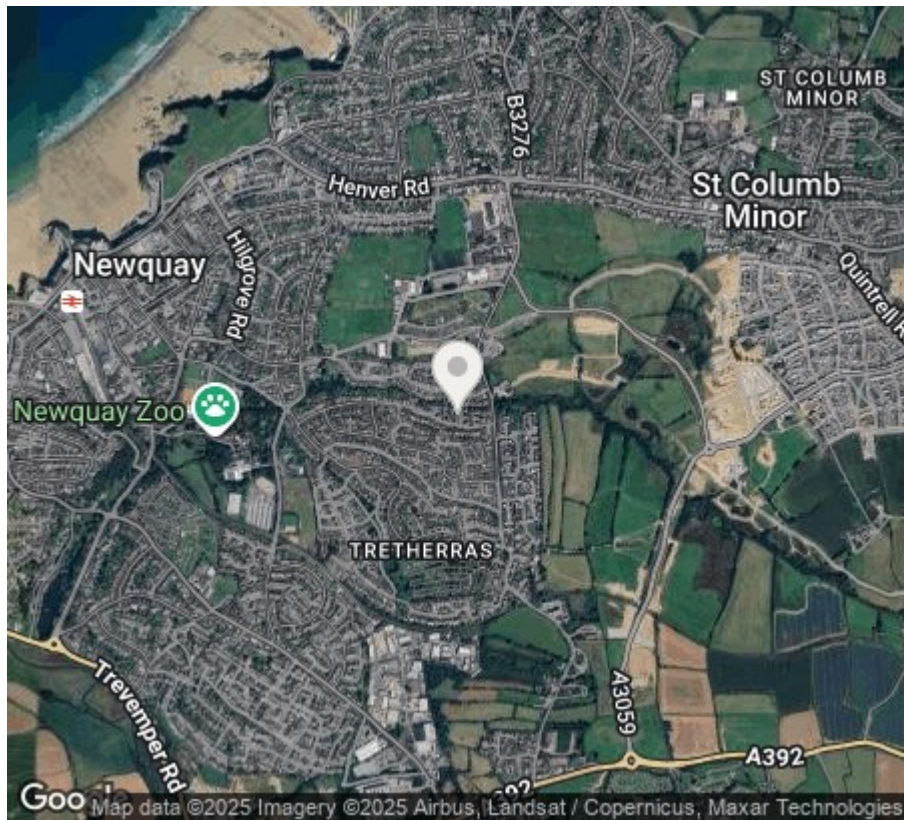
david ball
Agencies

This executive four-bedroom home has been impressively modernised and extended to create a stylish and versatile residence, ideal for family living. High-quality and stylish finishes are throughout a home that occupies, in our opinion, the best plot on the estate. Drive way parking for a minimum of four cars with a detached double garage, a generous landscaped rear garden that hosts a garden room, kids play area and sun terrace. Viewing is a must!

Offers In Excess Of £600,000 Freehold

Key Features

- Detached four bedroom home
- Immacuately refurbished
- Generous corner plot
- Open plan kitchen/dining
- Additional snug/home office
- Detached double garage
- Insulated garden room and store
- Principal en-suite





The Property

On arrival, a modern front door opens to a welcoming hallway with engineered oak flooring, which continues seamlessly throughout the entire ground floor (with the exception of the tiled WC). The lounge is a superb living space, featuring a bay window with window seat, a bespoke media wall with floating unit, and double doors that flow effortlessly into the kitchen/dining room. From here, the accommodation extends into a striking sunroom, filled with natural light from floor-to-ceiling windows and multiple Velux skylights, with bifold doors that open directly onto the rear patio, creating an excellent indoor-outdoor entertaining space.

The sleek handleless kitchen is beautifully appointed with quartz worktops, an Elica downdraft five-ring hob, and premium Neff appliances including a “slide and hide” oven, microwave/oven combination, warming drawer. A separate utility, just off the kitchen, offers matching work surfaces, an integrated Neff fridge freeze, undercounter space for a washing machine and tumble dryer, and direct access to the garden. A further reception room on the ground floor is currently arranged as a snug, but would work equally well as a home office.

From the naturally lit hallway, a contemporary oak and glass balustrade staircase rises to the first floor, with four bedrooms and a modern family bathroom. The principal suite features built-in wardrobes with cleverly concealed doors leading to a luxurious en-suite, fitted with an oversized walk-in shower, floating vanity unit, and electric underfloor heating. Two further bedrooms are well-proportioned doubles, bedroom two has built-in wardrobes, while the fourth is currently used as a dressing room.

Externally

The landscaped rear garden is laid mainly to lawn, with a porcelain patio and pathways leading to both the double garage and fully insulated garden office. Designed with family in mind, the garden also features a dedicated children's play area laid with astro turf. The garden office, complete with its own consumer unit and connections for water and drainage, provides an excellent opportunity for home working or studio use.

Externally, the property further benefits from a double garage and driveway parking for at least four vehicles.

Location

Number 26 is located down at the end of a small cul-de-sac of Shackleton Drive, a very popular residential area on the edge of Newquay. An ideal location for families, with several schools nearby, including Trenance Learning Academy, Newquay Junior Academy, and Newquay Tretherras Secondary School.

Concrete Waves skate park, Waterworld, Newquay Trampoline Park and Newquay Zoo - are all within 750m, with Trenance Gardens and the Boating lake being an additional 500m.

The area is situated close to the , Newquay Zoo, and the town's leisure centre all close by, as well as a choice of local parks and play areas. For beach lovers, Newquay's famous coastline, including Fistral Beach and Lusty Glaze, is just a short drive away.

Approximate Gross Internal Area 1629 sq ft - 152 sq m
(Excluding Garage & Outbuilding)
Ground Floor Area 942 sq ft – 88 sq m
First Floor Area 687 sq ft – 64 sq m
Garage Area 301 sq ft – 28 sq m
Outbuilding Area 254 sq ft – 24 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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