



28, Place Parc, Newquay, TR7 3HY

**david ball**  
Agencies

This refurbished 1782 sq ft detached four bedroom family bungalow has been tastefully extended to provide substantial living space whilst still boasting a generous separate lounge and being finished to a high standard throughout. With level landscaped garden to the rear and driveway parking at the front. Viewing highly recommended.

**Offers In Excess Of £550,000**

## Key Features

- Fully refurbished detached bungalow
- Four bedrooms
- Impressive open plan living space
- Separate lounge
- Bedroom four with en-suite
- High specification finishings throughout
- Quiet cul-de-sac location
- Level landscaped rear garden
- Single integrated garage
- Driveway parking for four cars



# The Property

## The Property

Upon entering through the porch, you step into a spacious lounge featuring a media wall and a cozy log burner with engineered oak flooring that flows throughout the living spaces. In the original bungalow layout, the bedrooms include a double room with fitted wardrobes, another double room overlooking the garden, and a comfortable single room. The family bathroom is stylishly designed with electric underfloor heating and a bath with an overhead waterfall shower featuring a convenient tiled recessed shelf.

The extended part of the bungalow showcases a stunning open-plan living area boasting underfloor heating throughout. The kitchen features matt light grey handleless units and white quartz work surfaces, and fully integrated Neff appliances, including a four-ring induction hob with downdraft extractor, dual oven combo with warming drawer, and a full-height fridge and freezer. The central island, with matching quartz surface and breakfast bar, includes an integrated wine cooler and a stainless steel under-mounted sink with milled drainage. Skylights above bring in an abundance of natural light, while a log burner adds warmth and charm. Bifold doors open directly into the garden space that is at the same level, creating an easy indoor-outdoor flow.

Off the kitchen, there is access to a single garage. At the end of the extension, a utility room mirrors the kitchen's worktops, providing under-counter space for a washing machine and dryer, with an undermounted sink and milled drainer, as well as access to the garden and the fourth bedroom. This bedroom boasts an en-suite shower room featuring a walk in shower and multiple recessed storage options.

## Solar

A fully integrated renewable energy system is installed, significantly improves energy efficiency and reduces running costs, featuring:

19 high-efficiency Aiko solar panels (8.8 kW total generation)

Sunsynk 7 kW hybrid inverter with 10.64 kWh battery storage (2 × 5.32 kWh)

Zappi EV charger for convenient at-home electric vehicle charging

Comprehensive warranties: 10 years on inverter and batteries, 25 years on solar panels





## Externally

### Externally

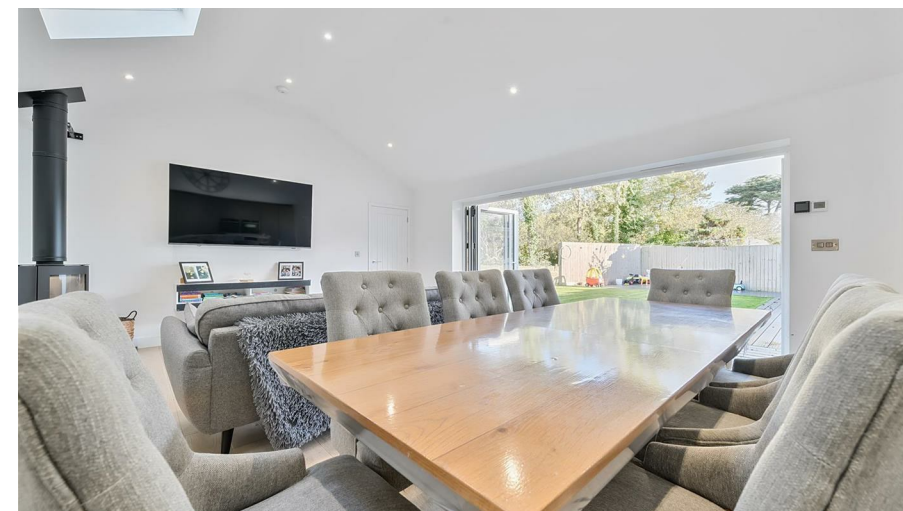
To the front of the property the owner has increased the driveway parking to provide a minimum of four spaces, access to the the single garage as well as down the side of the property which also hosts further storage and leads into the rear garden.

To the rear the garden has been landscaped and created to be very low maintenance with composite decking and a lawn area.

### Location

28 Place Parc is situated on one of the largest plots in the cul-de-sac that sits in the heart of the historic town St Columb Minor, which offers charming village atmosphere, complete with a church, pub as well as primary and secondary schools that are within 300m. Just two miles away, the vibrant town of Newquay awaits, providing a wealth of shopping, dining, and entertainment options.

The town also boasts an historic working picturesque fishing harbour and some of Europe's finest coastline. There is a bus and railway service to outlying areas and Newquay Airport is approximately seven miles distance from the town.





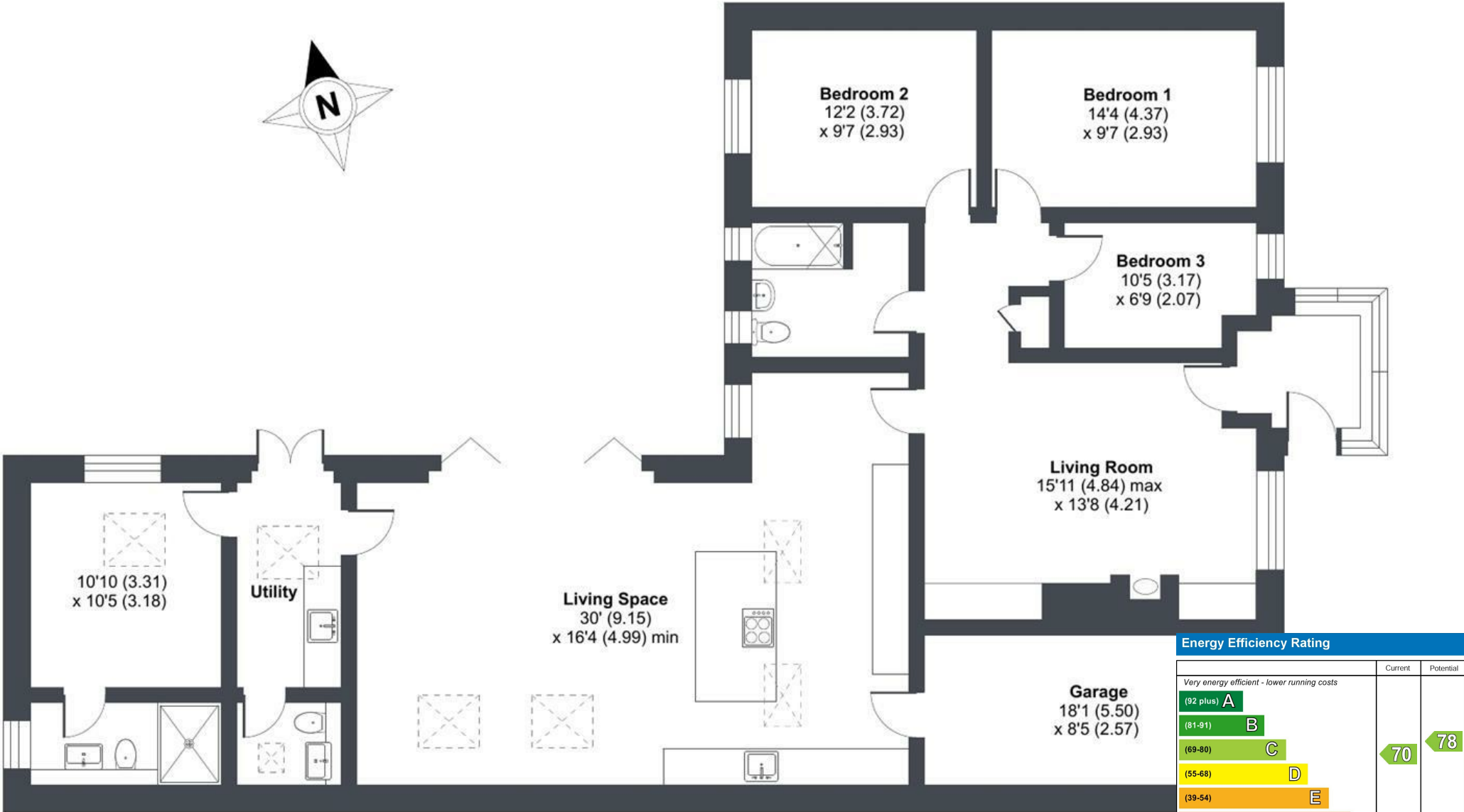
## The Location



# Place Parc, Newquay, TR7

Approximate Area = 1636 sq ft / 151.9 sq m  
 Garage = 146 sq ft / 13.5 sq m  
 Total = 1782 sq ft / 165.4 sq m

For identification only - Not to scale



**GROUND FLOOR**

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>	70	78
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





**david ball**  
Agencies

01637 **850850**  
[www.davidballagencies.co.uk](http://www.davidballagencies.co.uk)



rightmove

OnTheMarket

*Connecting People & Property Perfectly*

e.sales@dba.estate  
34 East Street, Newquay, Cornwall TR7 1BH

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information; any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and location and do not represent the actual fitting and furnishing at this development. 3. Regulations; any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matter must be verified by an intending purchaser. 4. Fixtures and fittings; supplied services and appliances have not been tested by the vendors agent. Prospective purchasers are advised to make their own enquiries. 5. All dimensions are approximates.