



32, Henver Road, Newquay, TR7 3BN

david ball
Agencies

This spacious and versatile four bedroom semi detached family home located in the highly sought after area of Newquay close to the Chester Road. Offering over 1,400 sq ft of internal living space, this property is ideal for a growing families. Early viewings are highly recommended.

Guide Price £425,000 Freehold

Key Features

- Generous Level Plot
- Two Reception Rooms
- Enclosed Landscaped South Facing Garden
- Close To Primary & Secondary Schools
- Ample Off Street Parking
- Four Bedrooms Two En-suite
- Potential To Extend Subject To Planning Permission
- Early Viewing Highly Recommend

The Property

This versatile accommodation to the ground floor offers a generous living room with feature bay window, a separate dining room, and a usable kitchen and separate useful utility room. A spacious double bedroom and ground floor bathroom make this layout perfect for multi generational living, or visiting guests. Upstairs, you'll find three well-proportioned bedrooms, including a stunning principal bedroom family bathroom, and ample built-in storage throughout.





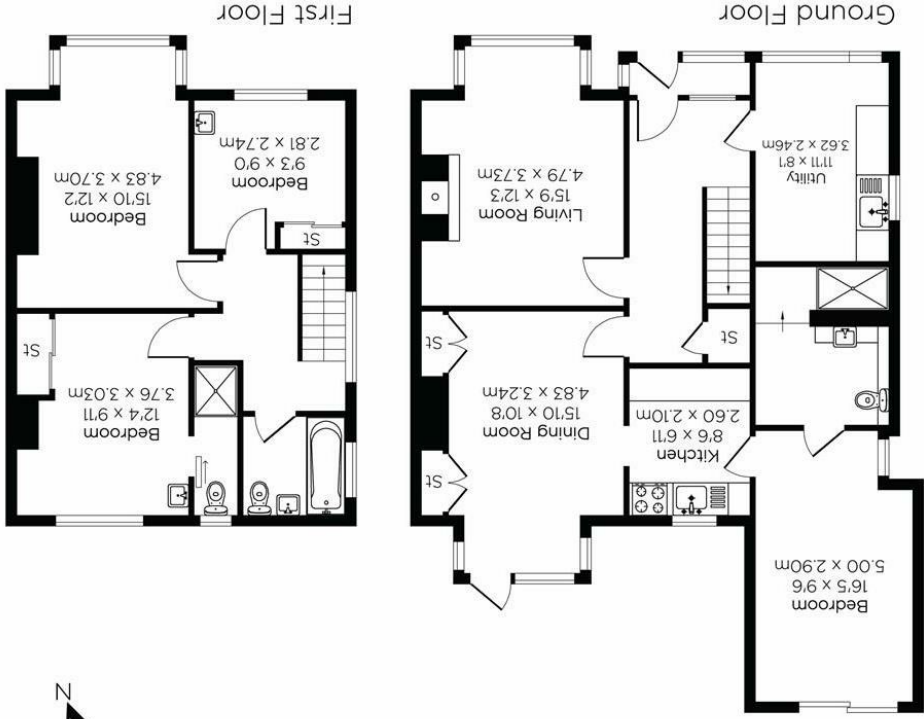
The Location

32 Henver Road is perfectly placed in one of Newquay's most convenient residential spots. Just a short stroll away is the Chester Road shopping complex, where you'll find everything from your weekly groceries to your morning coffee, plus handy services like a pharmacy, bakery, and local butcher. Families will love the easy access to both primary and secondary schools all within walking or short driving distance making the school run simple and stress free. The area is well connected, with good bus links and straightforward access in and out of town. Whether you're commuting, heading to the beach, or popping into the town centre, you're never far from where you need to be

Externally

To the rear, you'll find a generous and private garden perfect for families or gardening enthusiasts. The garden includes a well kept lawn, mature hedging for privacy, a wooden storage shed, and several established potted plants. A stone pathway leads from the patio to the end of the garden, while a decorative balustrade and flower beds frame the entrance from the house. To the front is a drive way providing ample off street parking.

Approximate Gross Internal Area 1423 sq ft - 132 sq m
Ground Floor Area 901 sq ft - 84 sq m
First Floor Area 522 sq ft - 48 sq m



PINK PLAN

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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01637
850850

www.davidballagencies.co.uk



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

Energy Efficiency Rating		
Current	Potential	EU Directive 2002/91/EC
England & Wales		
Very energy efficient - lower running costs		
A	(92+)	64
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	Not energy efficient - higher running costs
G	(1-20)	

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