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## 44 Vyvyan Drive, Newquay TR8 4NF

**£220,000**

TUCKED AWAY IN A PEACEFUL CUL-DE-SAC AWAY FROM PASSING TRAFFIC IN QUINTRELL DOWNS, THIS CHARMING ONE-BEDROOM HOME OFFERS A SUPERB STANDARD OF ACCOMMODATION. BOASTING A NEAT, ENCLOSED GARDEN, A LARGE WORKSHOP AND ALLOCATED PARKING THE PROPERTY IS READY TO MOVE STRAIGHT INTO — MAKING IT A PERFECT CHOICE FOR FIRST-TIME BUYERS. OFFERED WITH NO ONWARD CHAIN.

**PROPERTY TYPE:** House - Mid Terrace

**RECEPTIONS:** 1 / **BEDROOMS:** 1 / **BATHROOMS:** 1

### FEATURES:

- INCREDIBLY WELL PRESENTED ONE BEDROOM HOUSE
- NEAT, ENCLOSED REAR GARDEN
- 20FT X 10FT WORKSHOP WITH POWER
- ALLOCATED OFF ROAD PARKING
- LOG BURNER
- UPDATED KITCHEN AND BATHROOM
- SOLID OAK FLOORING IN LOUNGE DINER
- PERFECT FOR FTB
- NO ONWARD CHAIN
- AIR SOURCE HEAT PUMP INSTALLED JANUARY 2026

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## DESCRIPTION:

Welcome to 44 Vyvyan Drive; a beautifully updated and deceptively spacious one-bedroom home, tucked away within the ever-popular village of Quintrell Downs on the outskirts of Newquay.

Quintrell Downs remains one of the area's most sought-after residential settings, known for its attractive mix of bungalows and family homes and its welcoming community feel. Day-to-day essentials are well covered with a Spar convenience store and Post Office, three friendly local pubs, regular bus services, and a railway station providing excellent transport links. A short drive brings you to the much-loved Newquay Garden Centre, popular for both its extensive plant selection and inviting café. Nearby, the award-winning Nansledan development continues to flourish, offering an expanding range of independent shops, cafés, nursery provision and local businesses. Schooling is well catered for, with a primary school within Nansledan and Treviglas Academy approximately two miles away.

Stepping inside the property, a bright entrance porch leads through to a stylish open-plan living and dining space. Thoughtfully arranged and filled with natural light, this is a comfortable yet sociable room, perfect for relaxing evenings or entertaining guests. The current owners have enhanced this area with beautiful 18mm solid oak flooring and the addition of a log burner, creating a warm and cosy focal point.

The contemporary kitchen sits to the rear, fitted with sleek cream gloss units, it offers a clean, modern finish alongside integrated appliances including an oven, electric hob, dishwasher and full-height fridge, all combining to form a practical and attractive workspace. Off from the dining area, there's a useful conservatory offering access to the rear garden. This area currently houses the washing machine, tumble dryer and freezer.

Upstairs, the generous double bedroom benefits from a front-facing Velux window and useful built-in storage. The bathroom has been stylishly refitted and comprises a 'L'-shaped bath with shower over, WC and wash basin, finished to a high standard.

The home is presented in excellent decorative order throughout, with quality floor coverings, upgraded electric heating, and the recent addition of an air source heat pump to enhance energy efficiency.

Outside, the rear garden is enclosed, private and designed for ease of maintenance. A substantial decked area provides the perfect setting for outdoor dining and entertaining. At the front you will find a large workshop/store with power and LED lighting, with parking conveniently positioned in front.

In addition, there is potential to reconfigure the ground floor to create a second bedroom within the space currently used as the dining area — a layout change successfully undertaken in other similar properties in the development.

Stylish, energy-efficient and truly move-in ready, this impressive home will particularly appeal to first-time buyers, downsizers or anyone seeking a well-appointed property in a thriving and well-connected village setting. Offered with no onward chain.

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Porch  
1.52m x 0.71m (5'0 x 2'4)

Lounge Diner  
6.93m x 4.19m max (22'9 x 13'9 max)

Kitchen  
2.95m x 2.01m (9'8 x 6'7)

Conservatory  
3.68m x 2.01m (12'1 x 6'7)

Bedroom  
3.45m x 3.23m (11'4 x 10'7)

Bathroom  
2.03m x 1.75m (6'8 x 5'9)

Workshop/Store  
6.10m x 3.05m (20'0 x 10'0)

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## FLOORPLAN:

**Ground Floor**  
Area (approx): 38.8 m<sup>2</sup> ... 417 ft<sup>2</sup>



**1st Floor**  
Area (approx): 21.2 m<sup>2</sup> ... 228 ft<sup>2</sup>



Total Area: 60.0 m<sup>2</sup> ... 646 ft<sup>2</sup> (excluding eaves storage)



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.

| Energy Efficiency Rating                            |  | Current                 | Potential                                                                           |
|-----------------------------------------------------|--|-------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs         |  |                         |                                                                                     |
| <div><div></div><div>(92-plus) <b>A</b></div></div> |  |                         |                                                                                     |
| <div><div></div><div>(81-91) <b>B</b></div></div>   |  |                         |                                                                                     |
| <div><div></div><div>(69-80) <b>C</b></div></div>   |  | 73                      | 82                                                                                  |
| <div><div></div><div>(55-68) <b>D</b></div></div>   |  |                         |                                                                                     |
| <div><div></div><div>(39-54) <b>E</b></div></div>   |  |                         |                                                                                     |
| <div><div></div><div>(21-38) <b>F</b></div></div>   |  |                         |                                                                                     |
| <div><div></div><div>(1-20) <b>G</b></div></div>    |  |                         |                                                                                     |
| Not energy efficient - higher running costs         |  |                         |                                                                                     |
| England & Wales                                     |  | EU Directive 2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential                                                                           |
|-----------------------------------------------------------------|--|-------------------------|-------------------------------------------------------------------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |                                                                                     |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |                                                                                     |
| England & Wales                                                 |  | EU Directive 2002/91/EC |  |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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