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242 Henver Road, Newquay TR7 3EH

£415,000

A TOTALLY UNIQUE THREE DOUBLE BEDROOM FAMILY HOME WITH SPACIOUS, FLEXIBLE, BRIGHT ACCOMMODATION, A FAMILY FRIENDLY KITCHEN AND LOUNGE, A FIRST FLOOR SOUTHERLY FACING BALCONY AND GARDEN AND AMPLE PARKING, TUCKED AWAY OFF HENVER ROAD IN A CONVENIENT LOCATION OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 2

FEATURES:

- THREE DOUBLE BEDROOM DETACHED HOUSE
- TUCKED AWAY AND COMPLETELY UNIQUE
- GATED DRIVEWAY WITH AMPLE PARKING AND A GARAGE
- LARGE, WELL ESTABLISHED SOUTHERLY FACING GARDEN
- GAS CH, UPVC DBL GLAZING
- FIRST FLOOR SOUTHERLY FACING BALCONY
- WALKING DISTANCE TO FOUR SCHOOLS
- SPACIOUS, BRIGHT AND WELL PRESENTED
- ALL MAINS SERVICES
- NO ONWARD CHAIN

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DESCRIPTION:

Located on the edge of Newquay within close proximity of Porth Beach, this three double bedroom family home offers spacious family friendly accommodation within a very convenient location. There are two Secondary Schools and two Primary School within a few minutes and a post office, and a Co-op just across the road. Porth which is close by is a popular location with locals and holiday makers alike. It boasts a beautiful sheltered beach protected by headlands on both sides. Porth Island which can be accessed by a narrow foot bridge has stunning views back towards Newquay and up the coast towards Trevoze Head.

Within Porth there is a handful of cafes and a family friendly pub right on the beach. There's also a beach shop and a boutique clothing store. Newquay Airport is only a few miles away and Newquay Town centre is approximately a ten minute drive offering an array of shops, restaurants and cafes. The brand new development of Nansledan offering an array of unique cafes and shops is within easy walking distance.

This gorgeous tucked away family home offers exceptionally spacious accommodation, a huge and very well established southerly facing garden, ample driveway parking and a large garage. Built in 2005 by the current owners, it really is a hidden gem and within walking distance of two primary schools and both of Newquay's secondary schools. Also, within walking distance, you will find the highly desirable development of Nansledan where you will find an array of bespoke shops and a variety of coffee shops.

Approached via a gated driveway, the front door opens into the kitchen diner, bathed in all day sunshine the kitchen offers a vast range of green shaker style units with space for a range style oven and fridge freezer with an integrated dish washer. This is a spacious, exceptionally bright room with ample space for family dining. A kitchen where you will be happy to cook, proud to entertain and comfortable to relax in all year round! Off from the kitchen, you will find stairs to the first floor, a utility room/store room and a shower room. The utility room has space and plumbing for the necessary white goods and a door opening into the larger than average garage.

Glazed doors from the kitchen open into the lounge which is a brilliant family room with sliding doors opening onto the sun terrace which really is just an extension of the living accommodation. There's ample space for plenty of furniture with enough room for everyone to relax after a long day at work. In the summer, entertaining al fresco is easy with the southerly facing terrace just outside the lounge and kitchen!

All three double bedrooms can be found on the first floor. One of the most desirable features of this property is the southerly facing balcony accessed via the landing providing a sheltered spot to enjoy the sunshine and admire the garden. All three bedrooms are a generous size, two with built in storage and the main bedroom enjoying dual aspect windows. Also, on the first floor you will find the main family bathroom which has a bath and separate shower cubicle.

Throughout this property, there's gas central heating powered by a combination boiler located in the utility room. The decor is modern and classy with a mixture of carpets, tiles and laminate flooring throughout.

Externally, there's ample driveway parking at the front with access to the garage. If outdoor space is important to you, this southerly facing garden will be sure to impress! Lovingly landscaped by the current owners the garden is an oasis of calm, there's plenty of interesting areas to explore, an abundance of beautiful plants, shrubs and trees and a range of well planted beds. There's a large decked area off from the reception rooms enjoying all day sunshine, a chicken coup and a summer house.

In summary, if you're looking for a unique, spacious family home with a large, southerly facing garden within walking distance of four schools and many amenities and just a few minutes drive to the nearest beach, you need look no further! Offered with no onward chain.

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Kitchen Diner
5.54m x 3.73m (18'2 x 12'3)

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Store/Utility
2.21m x 1.68m (7'3 x 5'6)

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Garage
5.69m x 3.18m (18'8 x 10'5)

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Lounge
5.84m x 4.75m (19'2 x 15'7)

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Bathroom
2.26m x 1.27m (7'5 x 4'2)

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Bedroom
5.94m x 2.67m max (19'5" x 8'9" max)

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Bedroom
5.26m x 3.66m max (17'3" x 12'0" max)

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Bedroom
4.11m x 3.05m (13'6 x 10'0)

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Bathroom
2.59m x 2.57m (8'6 x 8'5)

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FLOORPLAN:



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	82
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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