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## 9 Trethewey Way, Newquay TR7 2AD

**£425,000**

A CHARMING AND DECEPTIVELY SPACIOUS THREE BEDROOM DETACHED BUNGALOW WITH GENEROUS FRONT AND REAR GARDENS, AMPLE DRIVEWAY PARKING AND A GARAGE. THIS PROPERTY ENJOYS FAR REACHING RURAL AND RIVER GANNEL VIEWS AND IS WELL LOCATED WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE AND MANY BEACHES.

PROPERTY TYPE: Bungalow - Detached

RECEPTIONS: 2 / BEDROOMS: 3 / BATHROOMS: 2

### FEATURES:

- EXCEPTIONALLY SPACIOUS THREE BEDROOM DETACHED BUNGALOW
- GORGEOUS CONSERVATORY
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- FAR REACHING VIEWS OF THE COUNTRYSIDE AND RIVER GANNEL
- IMMACULATELY PRESENTED
- HIGHLY DESIRABLE RESIDENTIAL LOCATION
- NO ONWARD CHAIN
- GARAGE AND DRIVEWAY PARKING FOR TWO CARS
- EN SUITE BEDROOM

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## DESCRIPTION:

Welcome to Number Nine Trethewey Way, an exceptionally spacious three double bedroom detached bungalow positioned on a generous and elevated southerly facing plot in a tucked away residential location close to The River Gannel. This property is presented to an immaculate standard with natural light in abundance. Views of the River Gannel and countryside can be enjoyed from the front facing rooms and the top part of the garden.

The vibrant town centre, world-renowned Fistral and Crantock beaches, and miles of stunning coastal paths are all just minutes away. Newquay boasts a lively high street, home to a range of independent shops, cafés, and local businesses. A short stroll brings you to iconic Fistral Beach, one of the world's premier surfing destinations. Popular with both seasoned surfers and beginners, it offers excellent facilities and surf schools, and regularly hosts major events like the Boardmasters Festival. Nearby, the River Gannel is a truly magical spot—an ever-changing tidal estuary perfect for paddleboarding, kayaking, or simply enjoying a peaceful walk when the tide is out. Whether you're after action-packed adventures or tranquil escapes, the area offers endless opportunities to explore... and plenty of places to stop for an ice cream or two along the way!

Tucked away on an elevated plot with sweeping views across open countryside and the River Gannel, this beautifully laid-out detached bungalow is full of warmth, space, and natural light. With generous rooms, a fabulous garden, and flexible living areas, it's the kind of home that will suit many different buyers.

A handy porch welcomes you in and leads through to a wide, open hallway. Within the hallway, there's also loft access. To the right, the exceptionally spacious lounge is a lovely place to relax. The picture window draws in light and frames far-reaching views, while the electric fire adds a cosy touch. Whether you're curling up to watch a film or hosting friends, there's plenty of space for everyone!

Across the hallway, the dining room enjoys the same wonderful views and has plenty of room for a family-sized table, perfect for everyday meals or more formal get-togethers. From here, an archway opens into the kitchen which features a classic range of cream shaker units, a double oven, electric hob, and integrated dishwasher. A side window brings in even more light, and just next door is the separate utility room with space for your laundry appliances.

One of the real highlights of the home is the conservatory at the rear; a peaceful and flexible room that makes the most of the garden outlook. Whether you use it as a quiet place to read, a place to work from home, or simply a space to enjoy your morning coffee, it's a welcome addition.

All three bedrooms are genuine doubles, thoughtfully decorated and well-sized. Two of the bedrooms have fitted wardrobes and the main bedroom features an en suite shower room with a window to the rear. All of the bedrooms are very well presented with good quality decor and carpets. Completing the accommodation, the family bathroom, with a window to the rear is fully tiled and includes a bath with an electric shower over, along with a window overlooking the rear garden.

Externally, the front of the property features a generous lawned area, perfectly positioned to enjoy a sunny southerly aspect and views of the surrounding countryside and the River Gannel. To the rear, the garden is a true haven for gardening enthusiasts; thoughtfully terraced to maximise both sunlight and views, with a variety of charming spaces to explore, relax in, and enjoy throughout the seasons. At the front, there is driveway parking for two vehicles, along with a single garage complete with lighting and power.

In summary, this much-loved home offers space, flexibility, and brilliant views! With a large plot, beautifully kept gardens, and no onward chain, it's ready for its next chapter.

Hallway  
5.21m x 2.31m (17'1 x 7'7)

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Lounge  
5.03m x 4.14m (16'6 x 13'7)

Dining Room  
4.47m x 3.12m (14'8 x 10'3)

Kitchen  
4.45m x 2.57m (14'7 x 8'5)

Utility  
3.76m x 1.32m (12'4 x 4'4)

Conservatory  
4.19m x 2.59m (13'9 x 8'6)

Bedroom 1  
3.78m x 3.07m (12'5 x 10'1)

Bedroom 2  
3.73m x 3.07m (12'3 x 10'1)

Bedroom 3  
3.96m x 2.57m (13'0 x 8'5)

Bathroom  
2.46m x 1.73m (8'1 x 5'8)

Garage  
5.03m x 2.44m (16'6 x 8'0)

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FLOORPLAN:

GROUND FLOOR  
1481 sq.ft. (137.6 sq.m.) approx.



TOTAL FLOOR AREA : 1481 sq.ft. (137.6 sq.m.) approx.

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.  
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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 energy efficient - higher running costs		
	84	89
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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