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**44 Parc Godrevy, Newquay TR7 1TY**

**£425,000**

A DETACHED THREE BEDROOM FAMILY HOME WITH AMPLE DRIVEWAY PARKING, A GARAGE, A GARDEN CABIN AND GANNEL VIEWS, TUCKED AWAY AT THE TOP OF A QUIET CUL DE SAC AND OFFERED WITH NO ONWARD CHAIN

**PROPERTY TYPE:** House - Detached

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

**FEATURES:**

- DETACHED THREE BEDROOM FAMILY HOME
- AMPLE DRIVEWAY PARKING AND GARAGE
- GARDEN CABIN IDEAL FOR WORKING FROM HOME
- ALL MAINS SERVICES
- RIVER GANNEL VIEWS
- TUCKED AWAY AT THE TOP OF A QUIET CUL DE SAC
- NO ONWARD CHAIN
- HIGHLY DESIRABLE LOCATION BETWEEN FISTRAL BEACH AND THE RIVER GANNEL
- JUST A SHORT WALK TO THE TOWN CENTRE

01637 877754

[info@momovenewquay.co.uk](mailto:info@momovenewquay.co.uk)

[www.momove.co.uk](http://www.momove.co.uk)

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#### DESCRIPTION:

Don't miss out on the opportunity to make this lovely house your new home. Embrace the tranquillity of Parc Godrevy and the vibrant community of Newquay. Book a viewing today and step into the lifestyle you've been dreaming of where you can walk to the River Gannel with your paddle board or wander over to Fistral Beach with the family.

Parc Godrevy really does offer the best of both worlds; just a short stroll into the vibrant town of Newquay yet surrounded by the most stunning coastline that Newquay has to offer. The River Gannel is a truly beautiful place to be enjoyed by the whole family, there are many idyllic spots to have a picnic, go crabbing with the children and for the more active, take advantage of the high tides for a spot of paddle boarding or kayaking. At low tide, you can walk across the sandy river bed to Crantock and when the tide is in, the infamous fern pit ferry will safely take you across the river to Crantock which has a gorgeous sandy beach and some lovely restaurants and bars.

This detached family home is tucked away at the top of a quiet cul de sac away from passing traffic. It has been well looked after by the current owners and offers spacious, well presented accommodation. A bright and welcoming hallway with stairs to the first floor and a useful cloakroom guide you into this property. On the right, you will find the dual aspect living room which has doors to the rear garden, a brilliant family room with ample space for the whole family to relax with the added luxury of a log burner, perfect for those cosy winters evenings. On the other side, you will find the kitchen diner again, with the benefit of dual aspect windows allowing for an abundance of natural light. There's a door to the side and a generous range of cream gloss units with space for a washing machine, dish washer and an integrated double oven and gas hob. A breakfast bar loosely divides this area and provides a great spot for a quick coffee or breakfast on the run!

All three bedrooms can be found on the first floor. The two at the front enjoy views of the River Gannel. The main bedroom has built in wardrobes and all three are presented to a superb, modern standard with practical laminate flooring and fresh modern decor. Also on the first floor, you will find the bathroom which has a bath with a shower over. Off from the landing, there's access to the loft and a useful airing cupboard.

This property has gas central heating and upvc double glazed windows.

Externally, at the front there's driveway parking for four cars. At the rear, the garden is tiered to make the most of the afternoon and evening sunshine. There's a good size patio, plenty of lawn and some mature planted borders. Within the garden, there's also a garden cabin which is fully insulated, perfect for working from home or perhaps as a teenager's den!

In summary, this is a brilliant family home, located in a highly sought after location and presented to a superb standard with the added benefit of a garden cabin...the perfect family home by the sea!

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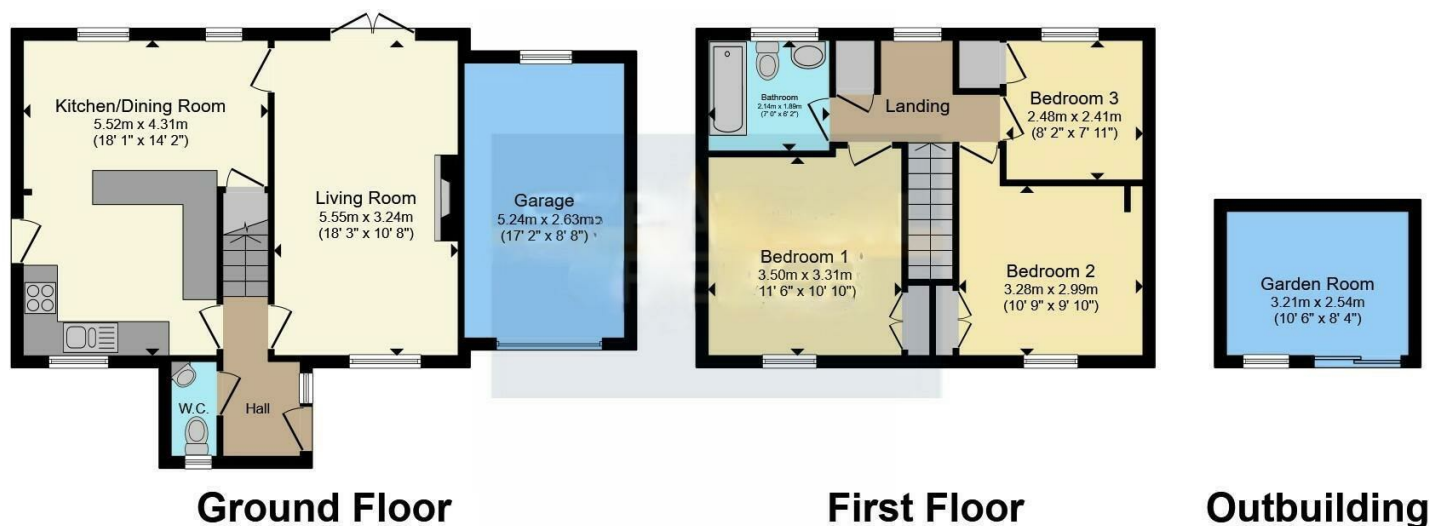
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- Hallway  
2.67 x 1.33 (8'9" x 4'4")  
.
- Cloakroom  
1.64 x 0.8 (5'4" x 2'7")  
.
- Lounge  
5.53 x 3.24 (18'1" x 10'7")  
.
- Kitchen Diner  
5.52 x 3.29 (18'1" x 10'9")  
.
- Bedroom 1  
3.5 x 3.3 (11'5" x 10'9")  
.
- Bedroom 2  
3.28 x 2.97 (10'9" x 9'8")  
.
- Bedroom 3  
2.5 x 2.42 (8'2" x 7'11")  
.
- Bathroom  
2.13 x 1.89 (6'11" x 6'2")  
.
- Garage  
3.2 x 2.54 (10'5" x 8'3")  
.
- Garden Cabin  
3.21 x 2.51 (10'6" x 8'2")

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## FLOORPLAN:



Total floor area 111.2 sq.m. (1,197 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		83
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs		68	
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) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
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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