

"Estate Agency is evolving...evolve with us"



1 Earls Rise, Newquay TR7 2TA

£395,000

A DELIGHTFUL DETACHED THREE-BEDROOM BUNGALOW SITUATED IN A SOUGHT-AFTER CUL-DE-SAC, FEATURING SPACIOUS AND WELL-DESIGNED ACCOMMODATION, WITH A GORGEOUS CONSERVATORY, A BEAUTIFULLY MATURE AND WELL STOCKED GARDEN, GARAGE, AND DRIVEWAY PARKING.

PROPERTY TYPE: Bungalow - Detached

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

FEATURES:

- THREE BEDROOM DETACHED BUNGALOW
- BEAUTIFULLY MAINTAINED AND PRESENTED
- CONSERVATORY
- GARAGE AND PARKING
- HIGHLY DESIRABLE CUL DE SAC LOCATION
- SPACIOUS SEMI OPEN PLAN LIVING
- GORGEOUS WELL STOCKED GARDEN

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

"Estate Agency is evolving...evolve with us"



DESCRIPTION:

Welcome to Number One Earls Rise, a beautifully kept three double bedroom bungalow tucked away in a quiet and highly regarded part of Newquay. This home strikes just the right balance between comfort, convenience, and location. With great schools, local parks, shops on Chester Road, and Newquay's iconic beaches all within easy reach, you'll have everything you need close by.

Newquay has long been loved for its incredible coastline, strong community feel, and active, outdoorsy lifestyle. From coastal walks and watersports to family days out there's plenty to enjoy. Plus, with independent cafés, shops, and restaurants nearby, it's a town that blends natural beauty with a vibrant local scene.

Tucked away in a quiet cul-de-sac, this detached bungalow provides generous, single-level living with a well-planned layout that feels both open and inviting. From the moment you enter the wide L-shaped hallway, a sense of space sets the tone. Thoughtfully designed throughout, the home offers plenty of room—whether you're entertaining guests, unwinding, or working from home.

The lounge, kitchen, and dining areas are seamlessly connected in a semi open-plan design that's filled with natural light, creating a bright and versatile space that's ideal for both everyday living and entertaining. The lounge offers access to the garden and has plenty of space for furniture whilst there's ample space for a family size dining table.

The kitchen itself sits at the rear and brings together traditional style and modern convenience. It includes a range of cream shaker units an integrated double oven, gas hob and fridge freezer with space for a washing machine. There's also direct access to the conservatory which offers a brilliant space to admire the garden and enjoy a morning coffee.

There are three double bedrooms; one currently used as a hobbies room. The main bedroom features a bay window to the front and plenty of space for wardrobes. Off from the hallway, you will find an immaculately presented shower room and separate WC.

The home is fitted with gas central heating powered by a combination boiler located in the hallway cupboard and double glazing throughout.

Step outside and you'll see this garden is a real highlight. It's private, peaceful, and beautifully maintained, with a neat lawn, mature plants, and trees creating a lush, calming space. There's a decked area for outdoor dining, a shed for extra storage, and handy access to the detached garage, with roof storage. At the front, the driveway provides off-road parking and adds to the home's tidy kerb appeal.

Number One Earls Rise is perfect for anyone looking for low-maintenance living in a quiet, established neighbourhood. Whether you're downsizing, relocating, or just want a peaceful home by the sea, this property is ready to welcome you.

Hallway
4.04m x 2.79m (13'3 x 9'2)

01637 877754
info@momovenewquay.co.uk
www.momove.co.uk

"Estate Agency is evolving...evolve with us"



Lounge
5.99m x 3.58m (19'8 x 11'9)

.

Dining Room
2.92m x 2.87m (9'7 x 9'5)

.

Kitchen
2.97m x 2.79m (9'9 x 9'2)

.

Conservatory
4.75m x 2.67m (15'7 x 8'9)

.

Bedroom 1
4.17m x 3.20m (13'8 x 10'6)

.

Bedroom 2
3.20m x 3.18m (10'6 x 10'5)

.

Bedroom 3
3.78m x 2.97m (12'5 x 9'9)

.

Shower Room
1.70m x 1.60m (5'7 x 5'3)

.

WC
1.68m x 0.94m (5'6 x 3'1)

.

Garage
5.18m x 2.59m (17'0 x 8'6)

.

01637 877754
info@momovenewquay.co.uk
www.momove.co.uk

"Estate Agency is evolving...evolve with us"

FLOORPLAN:



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.
Made with Metropix i2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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		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	

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.

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk