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33 Chester Road, Newquay TR7 2RH

£475,000

A GORGEOUS EXAMPLE OF A FOUR BEDROOM SEMI DETACHED BUNGALOW LOCATED ON CHESTER ROAD WITHIN WALKING DISTANCE OF THE LOCAL SHOPS AND AMENITIES, THIS PROPERTY OFFERS SPACIOUS, VERSATILE ACCOMMODATION, A BEAUTIFUL, SUNNY, LOW MAINTENANCE GARDEN, A GARDEN CABIN AND AMPLE PARKING.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / **BEDROOMS:** 4 / **BATHROOMS:** 2

FEATURES:

- DECEPTIVELY SPACIOUS FOUR BEDROOM SEMI DETACHED BUNGALOW
- USEFUL GARDEN CABIN
- AMPLE DRIVEWAY PARKING
- VARIOUS OUTBUILDINGS
- WELL PRESENTED THROUGHOUT
- SUNNY FLAT GARDEN AND PRIVATE PATIO
- HIGHLY DESIRABLE LOCATION WITHIN EASY REACH OF THE LOCAL SHOPS, SCHOOLS AND AMENITIES

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

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DESCRIPTION:

Over the years, Chester Road has established itself as one of Newquay's most desirable addresses for home movers. This charming street is predominantly lined with well-maintained detached bungalows, each set on a generous plot and positioned well back from the road, offering both space and privacy. Just a short stroll away is the ever-popular Chester Road shopping centre, where you'll find a range of everyday conveniences including a, post office, coffee shop, butcher, baker, and hardware store. For broader shopping and leisure options, Newquay town centre is approximately a mile away, boasting everything from independent boutiques to well-known retail brands. Whether you're in the mood for a cosy bistro, a lively gastro pub, or a fine dining experience, Newquay's vibrant food and drink scene caters to all tastes.

The area is also well-served by a selection of highly regarded nurseries, primary, and secondary schools, making it an ideal location for families. Its close proximity to several of Newquay's stunning beaches, the Heron Tennis Centre, the local Sports Centre, and the picturesque Trenance Gardens means this property offers much more than just a place to live—it offers a lifestyle.

This semi detached bungalow sits on a huge plot and offers exceptionally flexible accommodation with huge potential to extend subject to necessary regulations and PP. It has been lovingly cared for by the same owners for over twenty years and has been popular with many generations of the family.

A useful porch guides you into to a welcoming hallway where you can access all rooms. On the left, the lounge is a bright airy room with a box bay window to the front, there's ample space for plenty of furniture and an abundance of natural light to be enjoyed all day. On the other side, the kitchen breakfast room features a range of traditional style cupboards with space for all the necessary white goods, there's a window to the front and a door to the rear garden with a useful larder cupboard.

Along the hallway, you will find the four bedrooms, these rooms are currently not all utilised as bedrooms, there's currently a hobbies room and a dining room at the rear but all will take a double bed. The largest bedroom features plenty of built in storage and the back bedroom has patio doors opening into the garden. The bathroom benefits from a bath with a separate shower cubicle and is partly tiled with under floor heating.

This property has gas central heating and upvc double glazing throughout. The decor and floor coverings are traditional in style but in good condition throughout.

Externally, at the front there's ample driveway parking with wide access to the rear where you will find a flat, enclosed sunny garden laid to lawn and a private patio area. There's an array of outbuildings including two garden stores, a garage and a cabin. The garden is pretty, low maintenance and exceptionally well cared for with an array of gorgeous plants to keep those green fingered buyers happy! For those buyers who may need to store a caravan or motor home, there's ample tucked away space for this.

THE CABIN

At the top of the garden, you will find a self contained cabin. Over the years, this has been utilised for occasional accommodation, working from home and family gatherings. Within the Cabin, there's a small kitchenette and a shower room.

In summary, this versatile home will suit many different buyers, families for the close proximity to schools, retired couples as it's so close to the day to day amenities at Chester Road and perhaps those looking to extend or reconfigure. The location and space on offer is exceptional!

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Porch
2.24m x 1.96m (7'4 x 6'5)

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Hallway
7.92m x 2.21m (26'0 x 7'3)

.

Lounge
4.39m x 3.99m (14'5 x 13'1)

.

Kitchen
3.89m x 3.86m (12'9 x 12'8)

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Bedroom 1
3.71m x 2.77m (12'2 x 9'1)

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Bedroom 2/Dining Room
3.84m x 2.92m (12'7 x 9'7)

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Bedroom 3
3.48m x 2.90m (11'5 x 9'6)

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Bedroom 4
2.97m x 2.87m (9'9 x 9'5)

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Bathroom
2.74m x 1.68m (9'0 x 5'6)

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Cabin
5.69m x 3.84m (18'8 x 12'7)

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FLOORPLAN:



TOTAL FLOOR AREA : 1558 sq.ft. (144.7 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) A			82
(81-91) B			
(69-80) C			
(55-68) D			61
(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			
(92-100) 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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