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40 Shackleton Drive, Newquay TR7 3PE

£550,000

AN EXCEPTIONAL AND MUCH IMPROVED FOUR/FIVE-BEDROOM FAMILY RESIDENCE OFFERING VERSATILE LIVING SPACE INCLUDING UP TO THREE RECEPTION ROOMS, A SUNNY, FAMILY FRIENDLY REAR GARDEN AND AMPLE PARKING. THIS PROPERTY IS BEAUTIFULLY PRESENTED THROUGHOUT AND IS LOCATED IN ONE OF NEWQUAY'S MOST SOUGHT-AFTER AREAS.

PROPERTY TYPE: House - Detached

RECEPTIONS: 2 / **BEDROOMS:** 5 / **BATHROOMS:** 2

FEATURES:

- INCREDIBLE FOUR/FIVE-BEDROOM DETACHED FAMILY HOME
- FLAWLESSLY PRESENTED THROUGHOUT
- UPGRADED SLEEK KITCHEN AND UTILITY ROOM
- GORGEOUS EN SUITE AND MAIN BATHROOM
- VERSATILE GROUND FLOOR ACCOMMODATION
- AMPLE DRIVEWAY PARKING
- MAIN BEDROOM FEATURING AN ENSUITE AND FITTED WARDROBES
- SOUGHT-AFTER AREA CONVENIENTLY LOCATED NEAR LOCAL SCHOOLS

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DESCRIPTION:

Welcome to Number Forty Shackleton Drive, A Home That Makes Modern Family Life Easy!

Tucked away in a quiet cul-de-sac on the ever-popular Shackleton Drive, this beautifully upgraded four/five-bedroom detached home delivers space, flexibility, and style in equal measure. Thoughtfully enhanced by the current owners, the property has undergone significant improvements including new windows and external doors, a contemporary kitchen and bathrooms, updated flooring, the addition of a log burner, and tasteful décor and styling throughout creating a home that is both move-in ready and exceptionally inviting.

From the moment you step inside, the sense of light and space is undeniable. The welcoming entrance hall sets the tone, leading through to a stunning dual-aspect lounge diner which has a bay window to the front, patio doors to the rear and a seamless flow into the impressive kitchen at the rear. The lounge diner is 26 ft long with plenty of space for the whole family to relax and ample room for a large dining table. The kitchen is sleek, modern, and highly functional featuring a comprehensive range of white gloss units and fully integrated appliances, including a full-height fridge and freezer, twin ovens, and a dishwasher. A separate utility area keeps everyday essentials neatly out of sight and provides plenty of additional storage..

At the heart of the living room, a log burner creates a cosy focal point, perfect for cosy winter evenings, while the open layout ensures effortless interaction whether you're cooking, dining, or simply unwinding. It's a space designed for real family life; relaxed, sociable, and beautifully connected.

One of the standout features of this home is its versatility. The original double garage has been cleverly converted into two separate rooms, currently arranged as a playroom/snug and an additional bedroom. With independent access to both the front and rear, and the potential to adapt the existing cloakroom into a shower room, this section of the house could easily serve as self-contained accommodation for a teenager, guest suite, or multi-generational living.

Upstairs, four generous double bedrooms provide excellent family space. The main bedroom benefits from built-in wardrobes and a stunning en suite shower room with spa-inspired styling — a luxurious retreat at the end of the day. The family bathroom is equally striking with gorgeous tiling, featuring a stylish P-shaped bath with shower over and elegant tiling. Additional practical touches include a partly boarded loft and a useful airing cupboard.

Outside, the home continues to impress. The rear garden has been thoughtfully landscaped to create a private and tranquil setting, offering a curved patio, lawned area, and established planting that provides colour and interest throughout the seasons. Whether enjoying morning coffee, summer gatherings, or peaceful evenings outdoors, there is a space for every moment. A fully insulated summer house — due for completion shortly — will add yet another dimension, ideal for a home office, studio, or relaxation space. There's also a completely private covered area to the side perfect for a hot tub. To the front, ample driveway parking completes the property.

40 Shackleton Drive is more than just a property; it's a flexible, future-proof home designed to evolve with your lifestyle. Stylish, spacious, and set in a sought-after location close to schools and amenities, it offers everything today's modern family could wish for.

Hallway
4.65m x 1.96m (15'3 x 6'5)

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Cloakroom
1.88m x 0.91m (6'2 x 3'0)

Lounge Diner
7.92m x 3.51m (26'0 x 11'6)

Kitchen
3.58m x 3.15m (11'9 x 10'4)

Utility Area
3.05m x 1.63m (10'0 x 5'4)

Bedroom 1
3.76m x 3.73m (12'4 x 12'3)

En Suite
1.91m x 1.45m (6'3 x 4'9)

Bedroom 2
4.14m x 2.59m (13'7 x 8'6)

Bedroom 3
3.40m x 2.79m (11'2 x 9'2)

Bedroom 4
3.15m x 2.26m (10'4 x 7'5)

Bathroom
2.29m x 2.24m (7'6 x 7'4)

Snug/Playroom
5.08m x 2.59m (16'8 x 8'6)

Bedroom 5/Reception Room
4.65m x 2.77m (15'3 x 9'1)

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FLOORPLAN:



Ground Floor
Area (approx): 84.0 m² ... 904 ft²

1st Floor
Area (approx): 65.5 m² ... 705 ft²

Total Area: 149.5 m² ... 1609 ft²

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-101) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
		75	82

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-101) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		

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