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## **Fistral Reach Lawton Close, Newquay TR7 1QF**

**£400,000**

A DECEPTIVELY SPACIOUS THREE DOUBLE BEDROOM COASTAL HOME WITH A GARAGE AND PARKING. THIS PROPERTY OFFERS WELL PRESENTED, BRIGHT ACCOMMODATION WITH A NEAT, LOW MAINTENANCE GARDEN, JUST A FEW MINUTES WALK FROM FISTRAL BEACH AND THE RIVER GANNEL.

**PROPERTY TYPE:** House - Detached

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

### **FEATURES:**

- DETACHED THREE DOUBLE BEDROOM COASTAL HOME
- JUST A FEW MINUTES WALK TO FISTRAL BEACH AND THE RIVER GANNEL
- 22 FT OPEN PLAN LOUNGE DINER
- NEAT, LOW MAINTENANCE REAR COURTYARD
- PARKING FOR TWO CARS AND A SINGLE GARAGE
- MAIN BEDROOM EN SUITE WITH PLENTY OF BUILT IN STORAGE
- UTILITY ROOM
- GROUND FLOOR BEDROOM

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## DESCRIPTION:

Tucked away on a quiet residential lane, this beautifully presented three-bedroom detached home offers a refreshing take on contemporary coastal living. Designed with both comfort and practicality in mind, it delivers a seamless blend of style, space, and everyday functionality.

Just moments from the golden sands and rolling surf of Fistral Beach, and close to the peaceful surroundings of the Gannel Estuary, the location strikes a perfect balance between energy and calm. Whether it's morning walks along the shoreline, paddleboarding on the estuary, or dining in the bustling town centre nearby, everything you need is within easy reach.

The property itself is equally appealing. A private driveway provides off-road parking for two vehicles, setting the tone for the convenience that continues throughout. Inside, a welcoming entrance hall leads to a ground-floor WC and a versatile third bedroom — ideal as guest accommodation, a home office, or additional living space.

At the rear of the home, the kitchen is both elegant and functional, fitted with timeless cream shaker-style units and a full range of integrated appliances, including fridge, freezer, oven, and dishwasher. A separate utility room sits just off the kitchen, offering plumbing for a washing machine and housing the recently installed combi boiler.

The living space unfolds into a generous open-plan lounge and dining area stretching over 22 feet — a bright, sociable room with patio doors that open onto an enclosed courtyard garden.

Upstairs, two well-proportioned double bedrooms offer comfortable retreats, one benefitting from plenty of built in storage and an ensuite bathroom. A sleek, modern shower room, recently updated, completes the first floor.

Lovingly cared for and thoughtfully maintained over its 16-year lifespan, the home is presented in a fresh, contemporary style while still offering scope for new owners to personalise and enhance to their own taste.

There's UPVC double glazing and gas central heating throughout, the boiler is just two years old.

Externally, although low maintenance in size, the rear courtyard style garden provides a pleasant and private setting for outdoor dining or unwinding at the end of the day. There's also a single garage accessed via the utility room.

Whether you're searching for a permanent residence by the sea, a holiday retreat, or a smart investment opportunity, this home provides flexibility, location, and lifestyle in equal measure.

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Hallway  
3.61m x 1.78m (11'10 x 5'10)

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Cloakroom  
1.83m x 0.91m (6'0 x 3'0)

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Lounge Diner  
6.71m x 3.43m (22'0 x 11'3)

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Kitchen  
4.60m x 3.00m (15'1 x 9'10)

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Utility Room  
2.82m x 1.45m (9'3 x 4'9)

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Ground Floor Bedroom  
3.68m x 2.67m (12'1 x 8'9)

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First Floor Bedroom  
3.81m x 3.30m (12'6 x 10'10)

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Bedroom 2  
3.81m x 2.72m (12'6 x 8'11)

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Bathroom  
1.88m x 1.65m (6'2 x 5'5)

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Garage  
4.88m x 2.87m (16'0 x 9'5)

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#### Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

Items shown in photographs are not included unless specifically mentioned in the sales particulars.

All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

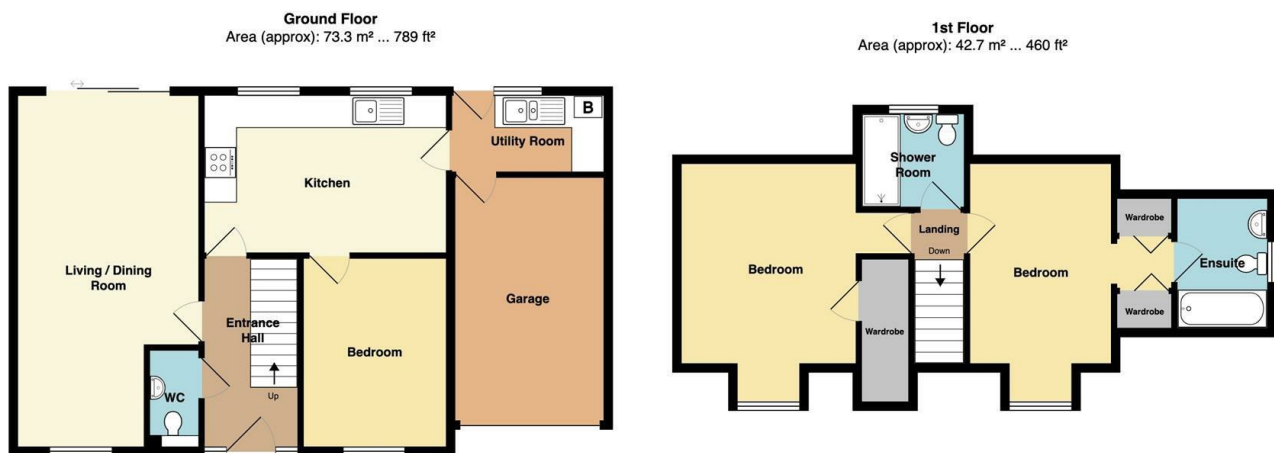
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## FLOORPLAN:



Total Area: 116.0 m<sup>2</sup> ... 1249 ft<sup>2</sup> (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.

| 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 |  |                         |           |
| 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) <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 |  |                         |           |
| 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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