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**47 Billings Drive, Newquay TR7 2SQ**

**£560,000**

AN EXCEPTIONALLY SPACIOUS FOUR BEDROOM FAMILY HOME WITH A BRILLIANT OPEN PLAN KITCHEN/DINER/SNUG, A BEAUTIFULLY LANDSCAPED SOUTHERLY FACING REAR GARDEN, DRIVEWAY PARKING, AND A LARGE GARAGE. THIS PROPERTY IS PERFECTLY LOCATED FOR MODERN FAMILY LIFE WITHIN EASY WALKING DISTANCE OF MANY SCHOOLS, AMENITIES, SHOPS AND BEACHES AND PRESENTED TO A GOOD STANDARD THROUGHOUT.

**PROPERTY TYPE:** House - Detached

**RECEPTIONS:** 1 / **BEDROOMS:** 4 / **BATHROOMS:** 3

#### **FEATURES:**

- EXCEPTIONALLY SPACIOUS FOUR DOUBLE BEDROOM FAMILY HOME
- PERFECTLY LOCATED NEAR THE TOP OF A QUIET CUL DE SAC
- SOUTHERLY FACING BEAUTIFULLY LANDSCAPED GARDEN
- RESIN BOUND DRIVEWAY AND ONE AND A HALF SIZE GARAGE
- SUPERB OPEN PLAN KITCHEN/DINER/SNUG
- MAIN BEDROOM SUITE WITH EN SUITE
- ONE OF NEWQUAYS MOST DESIRABLE RESIDENTIAL LOCATIONS
- LOG BURNER
- HOT TUB AND AIR SOURCE HEAT PUMP AVAILABLE BY SEPARATE NEGOTIATION

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## DESCRIPTION:

Billings Drive has always been known locally as an aspirational place to live: a quiet residential street made up of large, well-looked-after properties on generous plots, close to many excellent schools and amenities. Newquay Sports Centre is only a short walk away, with a recently revamped gym and sports bar. The Heron Tennis Centre, the Boating Lake, Trenance Gardens and Trenance Park are all within a few minutes' walk, further enhancing the appeal of this superb and highly desirable, family-friendly location.

Newquay is a town famed throughout the region for its vibrant community and stunning beaches. It's an ideal place to live for families, with a multitude of educational options. It's also perfect for those who enjoy spending time outdoors, or for dog owners looking for green spaces to explore. Trenance Gardens and the Boating Lake are within easy reach, with plenty of coffee spots along the way. For those who prefer higher-energy pursuits over gentle strolls, the watersports options are endless! In terms of places to shop and eat, you're spoilt for choice in Newquay. The town offers something for every palate and budget, with a wide selection of coffee shops, cafés and upmarket restaurants, as well as an abundance of locally owned boutiques and businesses to support.

This property has been completely transformed, reconfigured and modernised by the current owners, who have created a superb family home over the years. Upgrades and improvements include opening up the kitchen and dining areas to form a sociable, open-plan space, the addition of a log burner, cladding to the front, a resin-bound driveway, upgraded solid oak doors and staircase, and general redecoration throughout.

A particularly welcoming and spacious hallway, with stairs to the first floor, guides you into this beautiful home. On the right, the lounge—with a window to the front—is an impressive yet cosy space, perfect for stormy winter evenings and large enough for the whole family to relax in front of a film.

At the rear, the open-plan kitchen/diner/snug is an exceptional, family-friendly space. When reconfiguring the home, the current owners were keen to create a space that could effortlessly bring everyone together—and they have achieved exactly that. There is ample room for cooking, dining and relaxing, and with the bi-fold doors open, the patio becomes a seamless extension of the living space—perfect for entertaining.

The contemporary gloss kitchen offers plenty of storage and includes an integrated fridge freezer, refuse system, dishwasher, double oven and gas hob, all complemented by high-quality worktops. A breakfast bar subtly divides the kitchen and dining areas, while a snug area completes the room, offering a cosy spot to sit in front of the log burner. This truly is the ultimate space to relax with friends and family.

There is also a utility room and a downstairs cloakroom, along with access to the integral one-and-a-half-size garage.

All four double bedrooms are located on the first floor, accessed from the spacious landing. The principal bedroom suite features a window to the rear, plenty of built-in storage, and an en-suite shower room. The second bedroom, located at the front, includes an airing cupboard housing the high-pressure water tank, while the remaining two bedrooms are both generously sized. The family bathroom, also on the first floor, is fully tiled, bright and spacious, and features a bath along with a separate double shower.

The property benefits from gas central heating and all windows are uPVC double glazed.

Externally, the southerly facing, predominantly level rear garden is a peaceful and private space. It includes a lawned area large enough for children to play, a patio ideal for family barbecues, and a variety of well-established plants and shrubs. There is also a garden store to one side, and the hot tub—powered by an air source heat pump—both available by separate negotiation. To the front, there is access down both sides to the rear garden, ample driveway parking, and a one-and-a-half-size garage with an electric door.

In summary, family homes of this size and quality are rare. It ticks all the boxes for modern family living.

### Hallway

5.18m x 1.91m (17'0 x 6'3)

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### Lounge

4.57m x 3.68m (15'0 x 12'1)

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Kitchen Diner  
6.50m x 4.80m (21'4 x 15'9)

Snug  
3.81m x 3.30m (12'6 x 10'10)

Utility  
3.45m x 2.51m (11'4 x 8'3)

Garage  
5.05m x 3.56m (16'7 x 11'8)

Bedroom 1  
5.97m x 3.18m (19'7 x 10'5)

En Suite  
3.78m x 2.03m (12'5 x 6'8)

Bedroom 2  
3.81m x 3.58m (12'6 x 11'9)

Bedroom 3  
4.90m x 2.77m (16'1 x 9'1)

Bedroom 4  
4.45m x 2.87m (14'7 x 9'5)

Bathroom  
3.81m x 2.16m (12'6 x 7'1)

#### Property Listing Disclaimer

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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:

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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| 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 <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 |           |

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