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## 41 Chynance Drive, Newquay TR7 2AA

**£395,000**

A TOTALLY BRILLIANT THREE BEDROOM SEMI DETACHED HOUSE WITH A LARGER THAN AVERAGE BEAUTIFULLY LANDSCAPED GARDEN, DRIVEWAY PARKING, A GARAGE AND OPEN VIEWS TOWARDS THE RIVER GANNEL. THIS PROPERTY IS WELL LOCATED WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE AND MANY BEACHES.

**PROPERTY TYPE:** House - Semi-Detached

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

### FEATURES:

- THREE DOUBLE BEDROOM SEMI DETACHED FAMILY HOME
- RIVER GANNEL VIEWS
- GARAGE AND DRIVEWAY PARKING
- LARGER THAN AVERAGE, BEAUTIFULLY LANDSCAPED GARDEN
- OPEN PLAN LIVING AREAS
- PRESENTED TO A FLAWLESS STANDARD THROUGHOUT
- VERY CONVENIENT LOCATION WITHIN EASY WALKING DISTANCE OF FISTRAL BEACH, THE TOWN CENTRE AND THE RIVER GANNEL
- ALL MAINS SERVICES

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## DESCRIPTION:

Welcome to Number Forty One Chynance Drive, this charming three double bedroom semi-detached house is perfectly located for family life by the sea. With open plan living, a generous garden and three double bedrooms, there's plenty of space for the whole family to breathe. The current owners have improved their home tremendously over the years. They created an open plan kitchen diner, landscaped the garden at the front and rear, redecorated and updated the staircase with a high quality wooden replacement.

Situated in the beautiful coastal town of Newquay, you'll have easy access to the stunning beaches and beautiful coastline that it's renowned for. Imagine taking leisurely strolls along the sandy shores or enjoying water activities in the crystal-clear waters of the River Gannel, just minutes away. In addition to the natural beauty surrounding the area, you'll find a variety of amenities nearby. From charming cafes and restaurants to bustling bars and shops, everything you need is just a stone's throw away. Families will appreciate the proximity to schools, making the daily school run a breeze.

A southerly facing entrance porch guides you into the hallway which makes for a great first impression with practical engineered oak flooring, an attractive wooden stair case and an abundance of natural light. On the left, there's a stylish cloakroom and on the right you will find the main living area which is dual aspect with a picture window to the front and a window overlooking the rear garden, it's a spacious, bright room with ample space for lounge and dining furniture. A useful breakfast bar loosely divides the kitchen and dining space, a casual spot for a quick breakfast and perfect for chatting to your family and friends whilst preparing supper.

Practically, the kitchen is well equipped with a good range of cream shaker style cupboards with space for a washing machine, tumble dryer and fridge freezer with an integrated oven, gas hob and dish washer. This whole area is perfect for modern family living with ample space for entertaining, relaxing, cooking and dining. To the side of the property, there's a useful area perfect for the storage of coats, boots, wet suits etc.

All three bedrooms can be found on the first floor, they are all doubles and decorated in a modern, stylish way with good quality laminate flooring. The bedroom at the front enjoys gorgeous views of the River Gannel and the fields beyond. The landing is exceptionally spacious and has access to the loft and an airing cupboard housing the boiler. The family bathroom is neat and well presented offering a bath with a shower over.

This property has gas central heating and upvc double glazing throughout.

Externally, at the front, there's ample driveway parking with access to the garage and rear garden. The front garden is laid mainly to lawn with some well established palms and the rear garden is perfect for families with a huge lawned area, a patio, a decked area and some well cared for plants and trees. At the rear, you will find an apple tree, a pear tree and a fig tree. There's also a garden store.

In summary, this gorgeous family home is a real credit to the current owners and is perfectly located for modern family life. It combines space, natural light and brilliant outdoor space seamlessly and is located in a brilliant spot within easy reach of many beaches, shops, cafes and restaurants.

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Porch  
2.95m x 0.81m (9'8 x 2'8)

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Hallway  
3.15m x 1.98m (10'4 x 6'6)

.

Kitchen  
3.58m x 3.07m (11'9 x 10'1)

.

Lounge Diner  
6.32m x 3.38m (20'9 x 11'1)

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Claokroom  
1.35m x 1.30m (4'5 x 4'3)

.

Side Store  
4.11m x 1.40m (13'6 x 4'7)

.

Bedroom 1  
3.35m x 3.35m (11'0 x 11'0)

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Bedroom 2  
3.35m x 3.12m (11'0 x 10'3)

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Bedroom 3  
3.10m x 2.92m (10'2 x 9'7)

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Bathroom  
2.92m x 1.30m (9'7 x 4'3)

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Garden Store  
3.51m x 2.57m (11'6 x 8'5)

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Garage  
4.75m x 2.51m (15'7 x 8'3)

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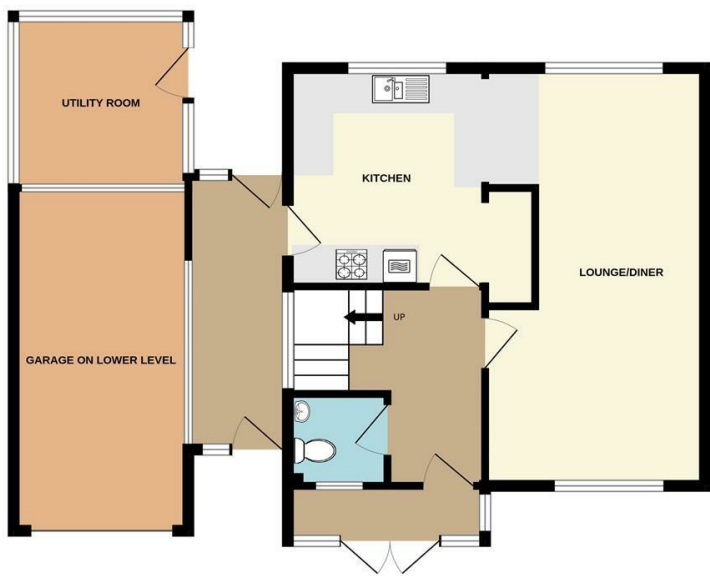
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FLOORPLAN:

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		72	85
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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