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## 6 Penina Avenue, Newquay TR7 2LE

**£475,000**

A SPACIOUS AND VERSATILE FOUR-BEDROOM DETACHED FAMILY HOME WITH FAR REACHING RIVER GANNEL VIEWS FROM MANY ROOMS, FEATURING FLEXIBLE LIVING SPACES, GENEROUS BEDROOMS, A LARGE REAR GARDEN WITH SUMMER HOUSE, GARAGE AND AMPLE DRIVEWAY PARKING, THIS BRILLIANT PROPERTY IS PERFECTLY SUITED TO MODERN FAMILY LIVING.

**PROPERTY TYPE:** House - Detached

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

### FEATURES:

- FOUR BEDROOM DETACHED FAMILY HOME
- FAR REACHING GANNEL VIEWS FROM MANY ROOMS
- GENEROUS GARDENS
- GARAGE AND AMPLE DRIVEWAY PARKING
- VERSATILE, FAMILY FRIENDLY ACCOMMODATION
- MAIN BEDROOM EN SUITE
- EASY WALKING DISTANCE TO THE RIVER GANNEL
- EPC AND FLOOR PLAN TO FOLLOW
- PLENTY OF STORAGE

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## DESCRIPTION:

Set on a superb west-facing plot with sweeping views across the Gannel Estuary, Number Six Penina Avenue is an exceptional and highly versatile detached four-bedroom family home, offering a rare blend of individuality, space, and family friendly accommodation. Complete with generous gardens, driveway parking, and a garage, this unique family home presents an exciting turnkey opportunity in one of Newquay's most desirable residential settings.

Located on the sought-after Trevemper side of town, Penina Avenue enjoys easy access to the beautiful Gannel Estuary, Trenance Gardens, Boating Lake, and a wide range of leisure and recreational amenities. Perfectly suited to growing families, professionals, or those seeking a spacious coastal retreat, this impressive home combines flexibility, comfort, and an enviable position close to everything Newquay has to offer.

A welcoming porch opens into a hallway, providing access to all the ground floor rooms.

To the left is a superb dual-aspect lounge, enjoying south and westerly-facing windows with far-reaching views across the River Gannel. This impressive family room offers generous proportions and features a sleek, wall-mounted log burner seamlessly integrated into the wall, creating a stylish yet cosy focal point. The kitchen is fitted with a range of contemporary, on-trend units complemented by additional shelving, and offers space for a range-style oven, fridge/freezer, and an integrated dishwasher.

On the opposite side of the hallway, the dining room provides direct access to the rear garden. From here, steps lead up to a versatile "music room", which in turn opens into a bright and airy sun room, an ideal space to relax and take in the stunning sunsets over the River Gannel. This flexible arrangement creates a highly adaptable living space, perfectly suited to modern family life, offering plenty of space for the whole family to relax. Also on the ground floor you will find two bedrooms, along with a utility room and separate WC.

Upstairs, the first floor hosts two additional bedrooms. The main bedroom is particularly impressive, enjoying the finest views in the property through dual-aspect windows and benefitting from a beautifully bright en-suite bathroom. Off from the landing is a large storage cupboard, as well as access to eaves storage, providing excellent additional space.

The property benefits from gas central heating via a combination boiler, located in the hallway and upgraded in 2022.

Externally, the front of the property offers ample driveway parking, access to the garage, and a mature garden. To the rear, the garden is designed for low maintenance, featuring a lawn, patio area, covered log store, shed, and summer house. Bathed in sunshine throughout the day, it provides a wonderful family-friendly outdoor space.

In summary, this is a brilliant and truly unique family home, offering versatile living accommodation in an enviable location with outstanding river views.

Porch  
1.68m x 1.37m (5'6 x 4'6)

Hallway  
5.61m x 4.75m (18'5 x 15'7)

Lounge  
5.84m x 4.57m (19'2 x 15'0)

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Dining Room  
4.06m x 3.28m (13'4 x 10'9)

Music Room  
4.34m x 2.79m (14'3 x 9'2)

Sun Room  
2.82m x 1.57m (9'3 x 5'2)

Bedroom  
4.04m x 2.77m (13'3 x 9'1)

Kitchen  
4.93m x 2.64m (16'2 x 8'8)

Utility  
1.60m x 1.60m (5'3 x 5'3)

Cloakroom  
1.65m x 1.63m (5'5 x 5'4)

Bedroom  
2.97m x 1.85m (9'9 x 6'1)

Main Bedroom  
4.09m x 3.78m (13'5 x 12'5)

En Suite  
2.51m x 2.29m (8'3 x 7'6)

Bedroom  
3.12m x 2.97m (10'3 x 9'9)

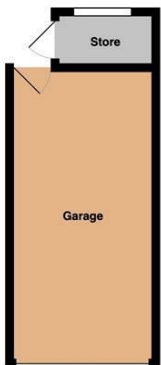
Garage

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FLOORPLAN:

**Lower Ground Floor**  
Area (approx): 18.6 m<sup>2</sup> ... 200 ft<sup>2</sup>



**Ground Floor**  
Area (approx): 116.9 m<sup>2</sup> ... 1258 ft<sup>2</sup>



**Attic**  
Area (approx): 53.6 m<sup>2</sup> ... 576 ft<sup>2</sup>



Total Area: 189.1 m<sup>2</sup> ... 2035 ft<sup>2</sup>

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>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
		68	78
<b>England &amp; Wales</b>		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) <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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
<b>England &amp; Wales</b>		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.