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3 Earls Rise, Newquay TR7 2TA

£400,000

A CHARMING DETACHED THREE-BEDROOM BUNGALOW LOCATED IN A PRIME CUL-DE-SAC LOCATION OFFERING SPACIOUS, WELL LAID OUT ACCOMMODATION, AN INCREDIBLY MATURE AND PRIVATE GARDEN, A GARAGE AND DRIVEWAY PARKING.

PROPERTY TYPE: Bungalow - Detached

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

FEATURES:

- THREE BEDROOM DETACHED BUNGALOW
- MUCH SOUGHT AFTER RESIDENTIAL CUL DE SAC
- GORGEOUS, PRIVATE GARDENS
- GARAGE AND DRIVEWAY
- SPACIOUS AND WELL PROPORTIONED
- EN SUITE MAIN BEDROOM
- OWNED SOLAR PANELS

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DESCRIPTION:

Welcome to Number Three Earls Rise—located within a peaceful, sought after corner of Newquay. Ideally located within walking distance of well-regarded schools, parks, Chester Road shopping, and Newquay's famous beaches, it offers the perfect balance of space, convenience, and lifestyle.

Newquay is known for its vibrant community, stunning coastline, and excellent schools. With plenty of green spaces like Trenance Gardens nearby and endless watersport options, it's ideal for families and outdoor enthusiasts. The town also boasts a diverse range of dining and shopping options—from cozy cafes to independent boutiques—making it a great place to live and explore. Tucked away in a highly sought-after residential cul-de-sac, this beautifully maintained detached three-bedroom bungalow offers a rare opportunity to enjoy spacious, light-filled living on one level, surrounded by peace and privacy.

From the moment you step into the inviting, L-shaped entrance hallway, there's a welcoming sense of space and flow. The layout has been thoughtfully designed to create distinct areas for living, relaxing, and retreating—ideal for those who value both functionality and comfort.

At the front, you will find a generously proportioned lounge and dining room, bathed in natural light from a charming box bay window that faces west—perfect for enjoying golden evening sunlight. This inviting space is perfect for entertaining guests or winding down at the end of the day.

The modern shaker-style kitchen at the rear blends traditional charm with everyday convenience. Integrated appliances—including an eye-level double oven and gas hob—make cooking a pleasure. There's ample room for a freestanding fridge freezer, dishwasher, and washing machine, with direct access to the rear garden for added ease.

The property offers three well-sized bedrooms, including two generous doubles and a versatile third bedroom, currently used as a home study—ideal for remote work or hobbies. The main bedroom benefits from a stylish en suite shower room. A contemporary main bathroom serves the remaining bedrooms and features a modern suite with a full-size bath and an electric shower over, finished with clean lines and tasteful fittings.

The property benefits from gas central heating via a combi boiler, UPVC double glazing throughout, and owned solar panels with a booster, currently generating around £350 per year. The solar system also contributes to heating the hot water, enhancing energy efficiency and reducing utility costs.

Outside, this property truly shines for garden lovers and those who appreciate well-kept outdoor space. The rear garden is immaculately maintained, offering a peaceful, private retreat with something for everyone. A neatly manicured lawn is surrounded by mature borders, flowering shrubs, and established trees, creating a vibrant yet tranquil setting throughout the seasons. A paved patio area provides the perfect spot for outdoor dining or simply relaxing with a book, while a charming garden shed adds practical storage for tools and equipment. The garden also benefits from rear access to the detached garage, which features a convenient electric up-and-over door and useful roof storage space, ideal for keeping things tidy and out of sight. For those with green fingers—or anyone looking to grow their own produce—there's an additional 'wild' garden area, offering huge potential for vegetable plots and fruit trees. To the front of the property, a well-presented driveway provides off-road parking for two vehicles, ensuring everyday convenience without compromising on curb appeal.

In summary, this gorgeous home offers scope for enjoying the outdoors without extensive upkeep—perfect for busy professionals, downsizers, or retirees looking for low-maintenance living in a peaceful, well-established community.

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Hallway
4.93m x 3.96m (16'2 x 13'0)

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Lounge Diner
6.63m x 3.58m (21'9 x 11'9)

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Kitchen
3.96m x 2.49m (13'0 x 8'2)

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Bedroom 1
4.32m x 2.74m (14'2 x 9'0)

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En Suite
1.83m x 1.12m (6'0 x 3'8)

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Bedroom 2
3.43m x 2.59m (11'3 x 8'6)

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Bedroom 3
2.82m x 1.91m (9'3 x 6'3)

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Bathroom
2.49m x 1.83m (8'2 x 6'0)

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Garage
5.16m x 2.59m (16'11 x 8'6)

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FLOORPLAN:



Total floor area 91.2 sq.m. (981 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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