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## 25 Shackleton Drive, Newquay TR7 3PE

**£390,000**

AN EXCEPTIONALLY SPACIOUS THREE DOUBLE BEDROOM DETACHED BUNGALOW POSITIONED ON A GENEROUS PLOT WITH A GARAGE, AMPLE DRIVEWAY PARKING AND A SOUTHERLY FACING GARDEN. THIS PROPERTY IS ONE OF ONLY TWO BUNGALOWS LOCATED IN A HIGHLY DESIRABLE RESIDENTIAL LOCATION AND IS OFFERED WITH NO ONWARD CHAIN.

**PROPERTY TYPE:** Bungalow - Detached

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

### FEATURES:

- THREE DOUBLE BEDROOM DETACHED BUNGALOW
- GARAGE AND DRIVEWAY PARKING
- SOUTHERLY FACING GARDEN
- NO ONWARD CHAIN
- MAIN BEDROOM EN SUITE
- SOUGHT-AFTER LOCATION CLOSE TO SCHOOLS AND AMENITIES
- ONE OF ONLY TWO BUNGALOWS AT SHACKLETON DRIVE
- PLENTY OF BUILT IN STORAGE

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## DESCRIPTION:

Welcome to Number Twenty Five Shackleton Drive... one of only two bungalows at Shackleton Drive which is positioned in a highly regarded corner of Newquay, delivering the ultimate in family living—balancing space, functionality, and an enviable location. Tucked away in a calm and welcoming neighbourhood, it's perfectly placed for everyday ease, with well-regarded schools just a short walk away. There's various parks, the local shopping centre of Chester Road, and Newquay's renowned beaches are all close at hand, offering a lifestyle where both relaxation and adventure are never far from home.

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 its multitude of education options. It's perfect for families who enjoy days outside, or for dog owners looking for greener spaces to go for walks. Trenance Gardens and The Boating Lake is within easy reach with plenty of coffee options on the way. If you prefer higher energy pursuits in favour of gentle strolls, the Watersport options are endless! In terms of places to shop and eat, you're spoilt for choice in Newquay. The town has plenty of options to suit every palette and budget with a multitude of coffee shops, cafes and upmarket restaurants to visit, as well as an abundance of locally-owned boutiques and businesses to support.

An L-shaped hallway guides you into this property where you will find the lounge and dining room on the left. A brilliant family space with a bay window to the front, there's ample space for plenty of furniture and enough room for the whole family to relax at the end of the day. Towards the rear, the dining area opens onto the south facing patio, great for entertaining and with the doors open in the summer, the patio really is just an extension of the dining space.

The kitchen offers a good range of light wood effect units with a window to the rear. Practically, there's an integrated oven, gas hob and microwave with space for a fridge freezer. Off from the kitchen, you will find the utility room with a door to the rear. A useful addition with space and plumbing for a washing machine and tumble dryer.

On the other side of this bungalow, you will find the three double bedrooms. The largest at the front has an en suite shower room. The other two are at the rear and are served by the family bathroom which has a bath and separate shower cubicle with a WC next door. Off from the hallway there's plenty of storage with two useful cupboards and a cupboard housing the water tank.

This property is well presented throughout with neutral decor and floor coverings. There's gas central heating throughout with the boiler in the kitchen.

Externally, basking in sunshine throughout the day, the southerly facing garden offers a private outdoor retreat, thoughtfully designed with a large patio and a good size lawned garden perfect for entertaining, relaxing, or enjoying an evening drink. There's access to the single garage from the rear and at the front, there's driveway parking.

In summary, this is a super rare opportunity to purchase an exceptionally spacious bungalow at Shackleton Drive with the added benefit of no onward chain.

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L Shape Hallway

5.49m x 3.58m (18'0 x 11'9)

.

Lounge

5.79m x 4.34m (19'0 x 14'3)

.

Dining Area

3.12m x 3.10m (10'3 x 10'2)

.

Kitchen

3.15m x 2.90m (10'4 x 9'6)

.

Utility

1.70m x 1.63m (5'7 x 5'4)

.

WC

1.91m x 1.40m (6'3 x 4'7)

.

Bedroom 1

5.13m x 3.12m (16'10 x 10'3)

.

En Suite

1.88m x 1.75m (6'2 x 5'9)

.

Bedroom 2

3.23m x 2.92m (10'7 x 9'7)

.

Bedroom 3

3.12m x 2.31m (10'3 x 7'7)

.

Bathroom

2.79m x 1.60m (9'2 x 5'3)

.

Garage

5.11m x 2.46m (16'9 x 8'1)

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**FLOORPLAN:**

GROUND FLOOR  
1395 sq.ft. (129.6 sq.m.) approx.



TOTAL FLOOR AREA: 1395 sq.ft. (129.6 sq.m.) 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>		<b>85</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	(92-100) <b>A</b>		<b>85</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	

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