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## 112 Bedowan Meadows, Newquay TR7 2SW

**£400,000**

A BRILLIANT DETACHED BUNGALOW IN A HIGHLY SOUGHT AFTER LOCATION OFFERING THREE DOUBLE BEDROOMS, SPACIOUS LIVING ACCOMMODATION AND PLANNING PERMISSION FOR A LARGE EXTENSION AT THE REAR. THERE'S A GENEROUS SOUTH WESTERLY FACING REAR GARDEN, AMPLE PARKING AND A GARAGE.

PROPERTY TYPE: Bungalow

RECEPTIONS: 2 / BEDROOMS: 3 / BATHROOMS: 1

### FEATURES:

- LARGE DETACHED THREE DOUBLE BEDROOM BUNGALOW
- GENEROUS PLOT AND MUCH LARGER THAN AVERAGE SOUTH FACING GARDEN
- PLANNING PERMISSION FOR A REAR EXTENSION (PA25/06128)
- HIGHLY DESIRABLE AND POPULAR RESIDENTIAL LOCATION
- AMPLE DRIVEWAY PARKING
- HUGE POTENTIAL TO CREATE THE ULTIMATE FAMILY HOME
- RECENTLY UPDATED CARPETS AND DECOR

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#### DESCRIPTION:

Welcome to 112 Bedowan Meadows, a modern detached bungalow situated in one of Newquay's most sought-after residential neighbourhoods, just a mile from the vibrant town centre. This well-established development is made up of attractive detached homes and bungalows, offering easy access to local amenities and consistently proving popular with buyers seeking a peaceful yet convenient location.

Occupying one of the larger plots within Bedowan Meadows, this spacious bungalow offers generous living accommodation, three bedrooms, and larger-than-average southerly facing enclosed gardens, providing the perfect setting to enjoy sunshine all day.

Approaching the property, a generous driveway provides off-road parking for multiple vehicles and leads to the front entrance. Inside, a welcoming L-shaped hallway offers access to all principal rooms and benefits from a useful cloakroom/WC, ample built-in storage, an airing cupboard, and loft access.

Positioned at the front of the property, the dual-aspect lounge is a bright and comfortable family living space, enhanced by a large picture window overlooking the front garden and allowing plenty of natural light to flood the room. The kitchen is fitted with a good range of units and provides space for a fridge freezer and washing machine, along with an oven and gas hob. A side porch offers convenient access to the rear garden.

The bungalow offers three well-presented bedrooms, comprising two generous doubles and a comfortable single. The principal bedroom benefits from built-in wardrobes, while the remaining bedrooms are equally well maintained and versatile. Completing the accommodation is a bright, airy shower room.

The property also offers exciting scope for extension and enhancement. Planning permission has been granted for an impressive 10m x 3.6m rear extension (PA25/06128), creating a superb open-plan family living space with bi-fold doors opening directly onto the garden. In addition, the current owners have commissioned plans to reconfigure the existing layout, creating a principal bedroom with en-suite, relocating two bedrooms to the front of the property, and incorporating a contemporary fibre cement exterior finish.

Decorated throughout in light, neutral tones, the bungalow further benefits from gas-fired central heating and uPVC double glazing.

The rear gardens are undoubtedly a standout feature, enjoying a sunny south facing aspect and offering plenty of privacy. Accessible from both the side and rear, it features a spacious patio leading onto a large lawn, creating an ideal space for entertaining, relaxing, or playing, with the added benefit of a useful garden shed.

In summary, this impressive detached bungalow presents a rare opportunity to acquire a true forever home on one of the largest plots within the development. Offering spacious accommodation, outstanding potential for further extension, and beautifully orientated gardens, it is a property that is sure to appeal to a wide range of buyers.

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Living Room  
6.39m x 3.65m (20'11" x 11'11")

Kitchen  
4.29m x 2.51m (14'0" x 8'2")

Bedroom 1  
2.98m x 3.26 (9'9" x 10'8")

Bedroom 2  
2.66m x 2.27m (8'8" x 7'5")

Bedroom 3  
2.54m x 2.72m (8'3" x 8'11")

Shower Room  
1.68m x 1.71m (5'6" x 5'7" )

Garage  
2.70m x 5.21m (8'10" x 17'1" )

#### 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.

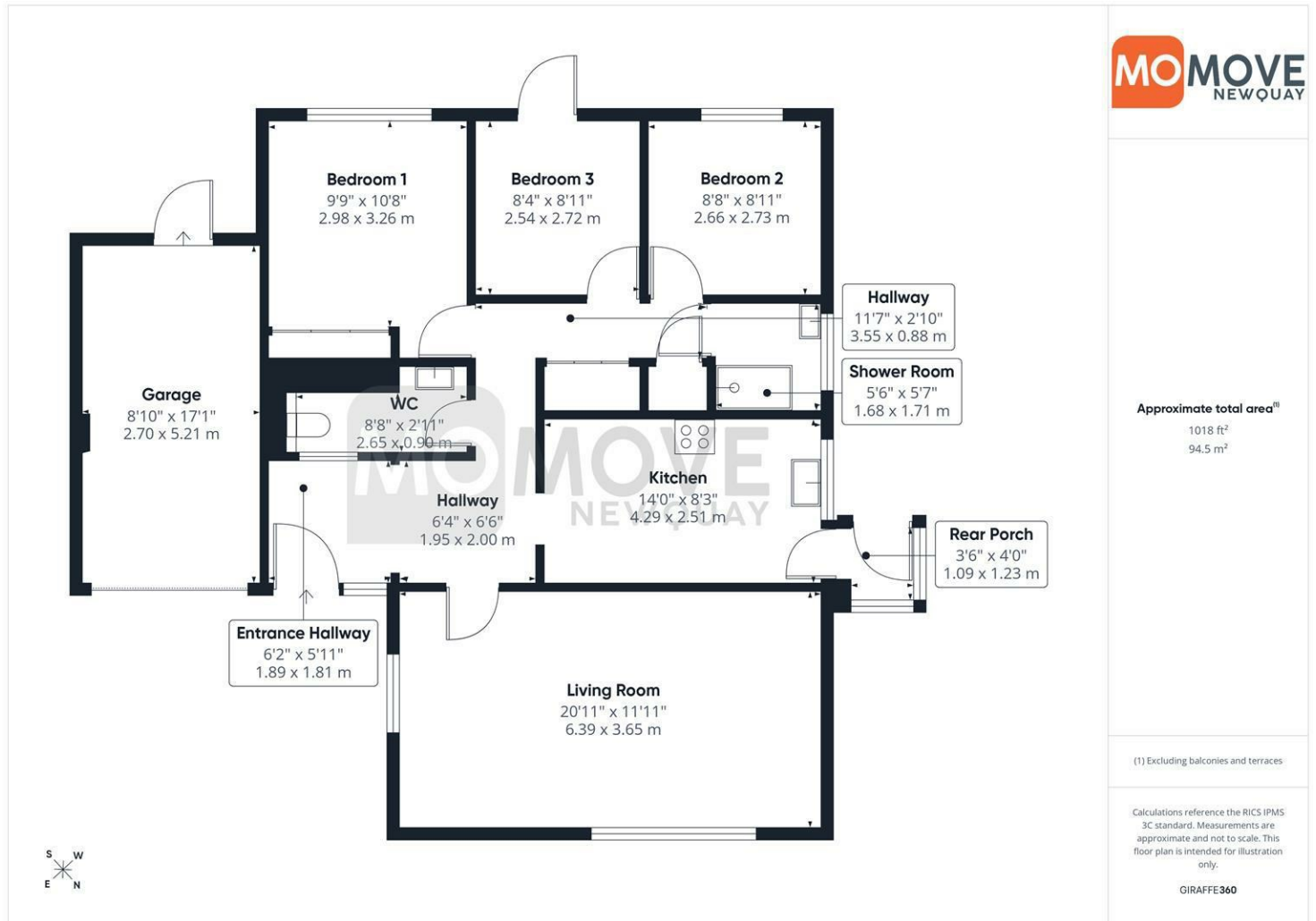
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**FLOORPLAN:**



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