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15 Dukes Way, Newquay TR7 2RW

£365,000

AN EXCEPTIONALLY SPACIOUS AND IMMACULATELY PRESENTED TWO DOUBLE BEDROOM DETACHED BUNGALOW WITH A GARAGE, AMPLE DRIVEWAY PARKING AND A NEAT, LOW MAINTENANCE GARDEN. THIS PROPERTY IS LOCATED ON ONE OF NEWQUAY'S MOST DESIRABLE STREETS WITHIN EASY REACH OF THE BEST OF WHAT NEWQUAY HAS TO OFFER.

PROPERTY TYPE: Bungalow - Detached

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

FEATURES:

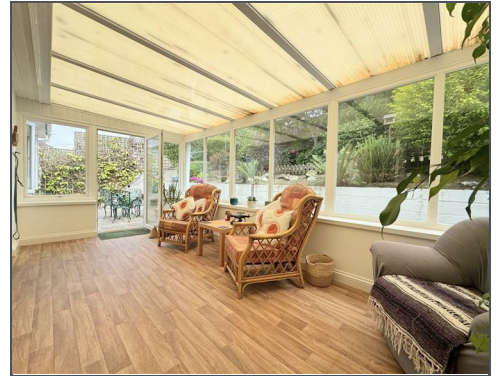
- EXCEPTIONALLY SPACIOUS TWO DOUBLE BEDROOM DETACHED BUNGALOW
- GARAGE AND AMPLE DRIVEWAY
- CONSERVATORY
- UTILITY/ STORE
- PRIVATE, TERRACED, LOW MAINTENANCE GARDEN
- PRESENTED TO A HIGH STANDARD
- LOCATED ON ONE OF NEWQUAY'S MOST DESIRABLE STREETS
- FLOOR PLAN TO FOLLOW

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DESCRIPTION:

Dukes Way has long been regarded as a prestigious and desirable place to live—a peaceful residential street lined with well-maintained homes on generous plots, conveniently close to excellent schools and local amenities. Situated in the highly sought-after coastal town of Newquay—recently named one of the UK's most desirable places to live—it's easy to see the appeal. This vibrant town is embraced by miles of sandy beaches that offer something for everyone: world-class surfing, family-friendly rock pools, and calm waters ideal for paddleboarding.

Newquay boasts a lively atmosphere with a wide selection of cafes, restaurants, bars, and shops. Families are especially well catered for, with a range of outstanding schools nearby. Just a short stroll away is Newquay Sports Centre, featuring a well equipped gym and sports bar. Additionally, popular local attractions such as the Heron Tennis Centre, the Boating Lake, Trenance Gardens, and Trenance Park are all just a few minutes' away—further enhancing the charm and lifestyle appeal of this exceptionally convenient location.

This exceptionally spacious and well-maintained two double bedroom detached bungalow offers comfortable single-level living with the added bonus of a conservatory, garage, ample parking, and attractive front and rear gardens. Perfectly suited for downsizers, small families, or those seeking a quiet yet well-connected location, this property offers flexibility, space, and warmth in equal measure.

As you enter the home, you're welcomed by a generous L-shaped hallway, designed with practicality in mind. There's plenty of built-in storage for coats and shoes, as well as an airing cupboard, and access to a loft.

The main living area is an inviting, well-proportioned lounge filled with natural light, with French doors that open directly onto the rear patio, creating a lovely indoor-outdoor flow—perfect for summer evenings or simply relaxing with a book.

To the rear, the heart of the home is the particularly spacious kitchen, fitted with an extensive range of classic shaker-style units. There's space for a large fridge freezer, integrated electric oven and hob, and ample room for a dining table, making this a fantastic space for entertaining and everyday family meals. From here, step into the bright and airy conservatory—an ideal additional reception room, bathed in sunlight and offering peaceful views over the garden. Whether used as a second sitting room, hobby space, or breakfast area, it's a versatile bonus to the home.

Both bedrooms are generous doubles, positioned at the front of the property and enjoying a quiet outlook. The bathroom is well-appointed with a bathtub and a separate electric shower cubicle, catering to all preferences.

The property benefits from gas central heating powered by a combination boiler, located in the hallway cupboard.

Externally, the front garden is mainly laid to lawn and offers a surprising amount of privacy, enhanced by mature plants and shrubs. A private driveway provides ample off-road parking and leads to a single garage, ideal for secure parking or additional storage.

To the rear, the sunny garden is designed with ease of maintenance in mind. A paved patio enjoys all-day sun, perfect for outdoor dining and entertaining, while the tiered garden is planted with a variety of easy-care shrubs and plants, providing colour and interest without the upkeep.

A separate utility store offers excellent additional storage space, with plumbing for a washing machine and tumble dryer, plus extra storage for garden tools or equipment.

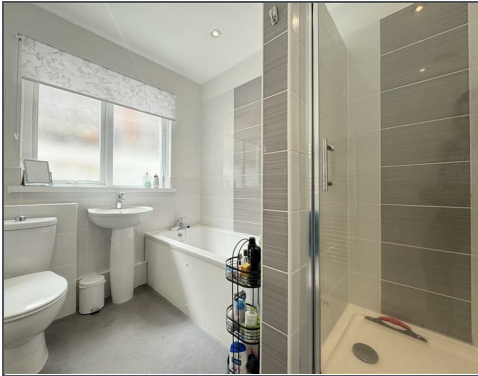
This home is a rare find—offering generous indoor and outdoor space, flexible accommodation, and a peaceful setting just moments from local amenities, transport links, and open green spaces.

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L-Shaped Hallway
5.31m x 5.18m (17'5 x 17'0)

Kitchen Diner
5.08m x 3.66m (16'8 x 12'0)

Lounge
4.27m x 3.58m (14'0 x 11'9)

Conservatory
5.41m x 2.49m (17'9 x 8'2)

Bedroom 1
4.39m x 3.66m (14'5 x 12'0)

Bedroom 2
3.58m x 2.97m (11'9 x 9'9)

Bathroom
2.59m x 1.93m (8'6 x 6'4)

Garage
4.09m x 2.92m (13'5 x 9'7)

Utility/Store
3.38m x 2.44m (11'1 x 8'0)

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FLOORPLAN:

GROUND FLOOR



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) 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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