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## 20 Shackleton Drive, Newquay TR7 3PE

**£550,000**

A BRILLIANT FOUR-BEDROOM FAMILY HOME LOCATED WITHIN ONE OF NEWQUAY'S MOST SOUGHT-AFTER LOCATIONS. IT FEATURES SPACIOUS AND VERSATILE SEMI OPEN-PLAN ACCOMMODATION AND A BEAUTIFULLY LANDSCAPED REAR GARDEN PERFECT FOR FAMILY LIFE. THE PROPERTY ALSO BENEFITS FROM GENEROUS PARKING, A PRACTICAL GARDEN ROOM, AND A CONVENIENT GARAGE STORE.

PROPERTY TYPE: House - Detached

RECEPTIONS: 2 / BEDROOMS: 4 / BATHROOMS: 2

### FEATURES:

- SUPERB FOUR BEDROOM DETACHED FAMILY HOME
- PRESENTED TO A SUPERB STANDARD
- MANY UPGRADES AND IMPROVEMENTS
- AMPLE DRIVEWAY PARKING
- TUCKED AWAY CUL DE SAC AWAY FROM PASSING TRAFFIC
- BEAUTIFULLY LANDSCAPED PRIVATE AND ENCLOSED GARDEN
- GARDEN ROOM AND GARAGE STORE
- MAIN BEDROOM EN SUITE
- HIGHLY DESIRABLE FAMILY FRIENDLY LOCATION

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## DESCRIPTION:

Welcome to Number Twenty Shackleton Drive; a home designed with modern family living in mind.

Nestled within a quiet and desirable cul-de-sac, this attractive four-bedroom detached property offers the perfect blend of comfort, practicality, and contemporary style. Beautifully maintained and thoughtfully updated, the home features a range of improvements by the current owners, including a stylish kitchen, upgraded flooring, and elegant décor throughout—making it ready to move straight into. This peaceful residential area is ideal for families, with a choice of excellent schools just a short walk away, as well as nearby green spaces, local amenities, and, of course, easy access to Newquay's renowned beaches—all just minutes from your front door.

Step inside and you're immediately greeted by a bright and airy entrance hall that sets a warm, welcoming tone. The spacious lounge to the front provides a perfect place to unwind, while double doors lead seamlessly into the impressive kitchen and dining area at the rear. Stretching approximately 27 feet, this fantastic open-plan space is truly the heart of the home, offering ample room for both everyday living and entertaining. The kitchen itself is modern and well-equipped, boasting a wide range of sleek units and integrated appliances, including a full-height fridge and freezer, double oven, dishwasher, washer dryer and refuse system. Its open design creates a sociable environment where cooking, dining, and relaxing all come together effortlessly.

The ground floor also benefits from a versatile study at the front—ideal for home working or use as an additional sitting room along with a convenient cloakroom with a large storage cupboard.

Upstairs, the home continues to impress with four well-proportioned bedrooms. Three of the larger rooms include built-in wardrobes, and the main bedroom enjoys a beautifully finished en suite shower room with a luxurious, spa-like feel. The family bathroom is equally well-presented, featuring stylish tiling and a bath with an electric shower overhead.

Throughout this property you will find LVT flooring and high quality carpets along with modern fresh decor. There's gas central heating throughout powered by a combination boiler along with upvc windows.

Outside, the rear garden has been thoughtfully landscaped to create a private and relaxing outdoor space. With a lawn, established plants, palms and trees, and plenty of room for seating and entertaining, it's perfect for everything from quiet mornings to summer gatherings. A beautifully converted garden room, formerly part of the double garage, now provides a versatile and stylish space perfect for working from home, summer entertaining, or enjoying games and leisure time. To the front, a generous driveway with an EV charger provides ample parking and access to the garage store.

Number Twenty Shackleton Drive is a first class home that effortlessly combines space, flexibility, and modern comfort. Located in a sought-after area close to local schools and amenities, it offers an exceptional setting for family life both now and in the future.

Hallway  
4.72m x 1.75m (15'6 x 5'9)

Study  
3.12m x 2.51m (10'3 x 8'3)

Lounge  
4.50m x 3.56m (14'9 x 11'8)

Kitchen Diner  
8.23m x 3.86m (27'0 x 12'8)

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Cloakroom  
2.62m x 1.37m (8'7 x 4'6)

Bedroom 1  
3.66m x 3.56m (12'0 x 11'8)

En Suite  
1.63m x 1.40m (5'4 x 4'7)

Bedroom 2  
3.76m x 3.51m (12'4 x 11'6)

Bedroom 3  
24.71m x 2.29m (81'1 x 7'6)

Bedroom 4  
2.51m x 2.36m (8'3 x 7'9)

Bathroom  
2.36m x 2.18m (7'9 x 7'2)

Garden Room  
5.05m x 4.72m max (16'7 x 15'6 max)

Garage Store  
2.82m x 2.57m (9'3 x 8'5)

#### Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

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:



TOTAL FLOOR AREA : 1617 sq.ft. (150.2 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>		
	(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		79	82
<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>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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