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## 12 Anthony Road, Newquay TR7 2AS

**£425,000**

A BEAUTIFULLY EXTENDED THREE/FOUR BEDROOM FAMILY HOME OFFERING STUNNING VIEWS OVER THE RIVER GANNEL. THIS PROPERTY FEATURES DRIVEWAY PARKING, A GARAGE, AND A LOW-MAINTENANCE, SOUTH-FACING GARDEN. IDEALLY SITUATED WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE, THE RIVER GANNEL, SEVERAL SCHOOLS, AND A SELECTION OF BEACHES.

**PROPERTY TYPE:** House - Semi-Detached

**RECEPTIONS: 2 / BEDROOMS: 4 / BATHROOMS: 2**

### FEATURES:

- EXTENDED THREE/FOUR BEDROOM FAMILY HOME
- INCREDIBLE VIEWS OF THE RIVER GANNEL
- GARAGE, DRIVEWAY PARKING AND REAR STORE
- VERSATILE, FAMILY FRIENDLY ACCOMMODATION
- TUCKED AWAY AT THE END OF A QUIET CUL DE SAC
- MUCH IMPROVED AND UPGRADED BY THE CURRENT OWNERS
- CURRENT PP FOR A FIRST FLOOR EXTENSION PA24/02793

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## DESCRIPTION:

Welcome to Number Twelve Anthony Road — a beautifully presented, semi-detached family home nestled at the end of a peaceful cul-de-sac in the charming town of Newquay. From the living room and front bedroom, you'll enjoy stunning views overlooking the River Gannel. The property also features a southerly facing low maintenance garden, a garage, and ample driveway parking.

Set in one of Newquay's most desirable areas, this home offers easy access to the town's breathtaking coastline and world-famous beaches. Spend your days strolling along golden sands or exploring the calm waters of the River Gannel, all just moments from your doorstep. A host of local cafés, restaurants, shops, and vibrant bars are nearby, while good schools within easy reach make this an ideal choice for families.

A spacious hallway welcomes you into the property, complete with a useful utility cupboard, leading through to the inviting lounge featuring a large front-facing window that fills the room with natural light.

To the rear, the open-plan family room and kitchen form the heart of the home — a sociable and flowing space perfect for relaxing or entertaining. The charcoal wood-effect kitchen is both stylish and practical, offering a range of fitted units, an integrated oven, gas hob, and dishwasher, plus space for a fridge-freezer complimented with solid wood work-tops.

Extending beyond the kitchen, the double-height extension creates an impressive, light-filled space that captures breathtaking views of the River Gannel. In summer, throw open the sliding doors to enjoy seamless indoor-outdoor living — perfect for barbecues, family gatherings, and evenings on the terrace.

Also, on the ground floor, there is a highly versatile additional room with an en suite shower and an opening skylight. Ideal as a home study, playroom, or occasional guest bedroom, this space adds useful flexibility to the layout and complements the open-plan living area.

Upstairs, there are three well-proportioned bedrooms. The main bedroom, positioned at the rear, takes full advantage of the amazing river views, while the second bedroom includes fitted wardrobes. The family bathroom has been recently updated and includes a bath with a shower over.

Additional features include gas central heating and uPVC double glazing throughout.

Outside, the delightful rear garden has been thoughtfully landscaped to make the most of the panoramic river outlook and all-day sunshine, with a large sun terrace and two further lawned areas — perfect for relaxing or playing. To the front, there's driveway parking and access to the garage. Over recent years, the vendors have carried out a series of stylish upgrades, including a new kitchen, family bathroom, window replacements, and comprehensive garden landscaping, all complementing the impressive extension.

This is a truly exceptional home that combines modern living with one of Newquay's most sought-after outlooks.

### AGENT'S NOTE:

Planning Permission has been granted for a proposed first floor extension, PA24/02793

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#### Hallway

2.97m x 1.52m (9'9 x 5'0)

#### Snug/Diner

6.71m x 3.40m (22'0 x 11'2)

#### Lounge

4.42m x 3.84m (14'6 x 12'7)

#### Kitchen

3.20m x 2.59m (10'6 x 8'6)

#### Ground Floor Study/Guest Room

3.48m x 2.59m (11'5 x 8'6)

#### En Suite

1.60m x 1.14m (5'3 x 3'9)

#### Bedroom 1

4.29m x 2.84m (14'1 x 9'4)

#### Bedroom 2

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

#### Bedroom 3

2.34m x 2.13m (7'8 x 7'0)

#### Bathroom

2.06m x 1.65m (6'9 x 5'5)

#### Rear Store

5.03m x 2.44m (16'6 x 8'0)

#### Garage

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**FLOORPLAN:**



TOTAL FLOOR AREA: 1413 sq.ft. (131.3 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 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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