

32 Dukes Way, Newquay, TR7 2RW



STUNNING SPACIOUS DETACHED 5 BEDROOM FAMILY HOME ON DUKES WAY WITH 2 GARAGES, AMPLE PARKING AND A DELIGHTFUL PRIVATE REAR GARDEN PRESENTED IN IMMACULATE CONDITION THROUGHOUT

- Large Detached Family Home – 2274 sq ft
- 2 Garages and Store Room
- Stunning private rear garden with Pond and Sun Deck
- Gas Central Heating and Double Glazing
- 5 Bedrooms, 3 Bathrooms
- Private 'in and out' driveway
- Downstairs Shower Room and Utility Room
- Open plan central living room
- Master Bedroom with En Suite and Dressing Room
- IMMACULATELY PRESENTED THROUGHOUT

Price £695,000 Freehold

32 Dukes Way is a fine example of a spacious detached family home situated on this popular and convenient road close to Newquay Town, local schools and amenities. Approached by an "in and out" driveway, this particular house is flanked by single garages and has been sympathetically extended at first floor level extending the bedroom accommodation and lending a balanced symmetry to the exterior design. No. 32 is located at the very end of the original Dukes Way and represents the last large family home on this run of similar detached houses leading into a cul-de-sac and with no through traffic.

Accommodation includes a spacious entrance porch with a useful double door cloak cupboard that leads directly into a welcoming and spacious open plan central kitchen/diner with doors out on to the rear garden. The lounge is off this central room and runs front to back providing a cosy evening lounge complete with a woodburner. Off the kitchen area, a link passage leads into one of the garages and onto a useful utility room and downstairs shower room, also having another access onto the front drive for coming home with wet boots or the dog! Upstairs, the accommodation has been extended to include a stunning master suite with a large double bedroom (with fitted wardrobes), a spacious L-shaped dressing room and a private en-suite shower room. 4 additional bedrooms and a family bathroom complete the upstairs. The house is gas centrally heated and double glazed throughout.

Externally, the property has a large parking driveway with 2 entrances that provides off-road parking for multiple vehicles and also leads to the 2 garages, one each side of the house and one with a useful private store room to the rear. The rear garden is a real feature of this particular house with a full width


paved patio area leading onto a shaped lawn surrounded by mature planting and incorporating a west facing raised sun deck adjacent to a raised pond and currently featuring a large hot tub (with associated power supply etc). To the rear of the garden behind some high planting is a further Sunny seating area that leads onto a small rear stream with a large storage shed and workshop.

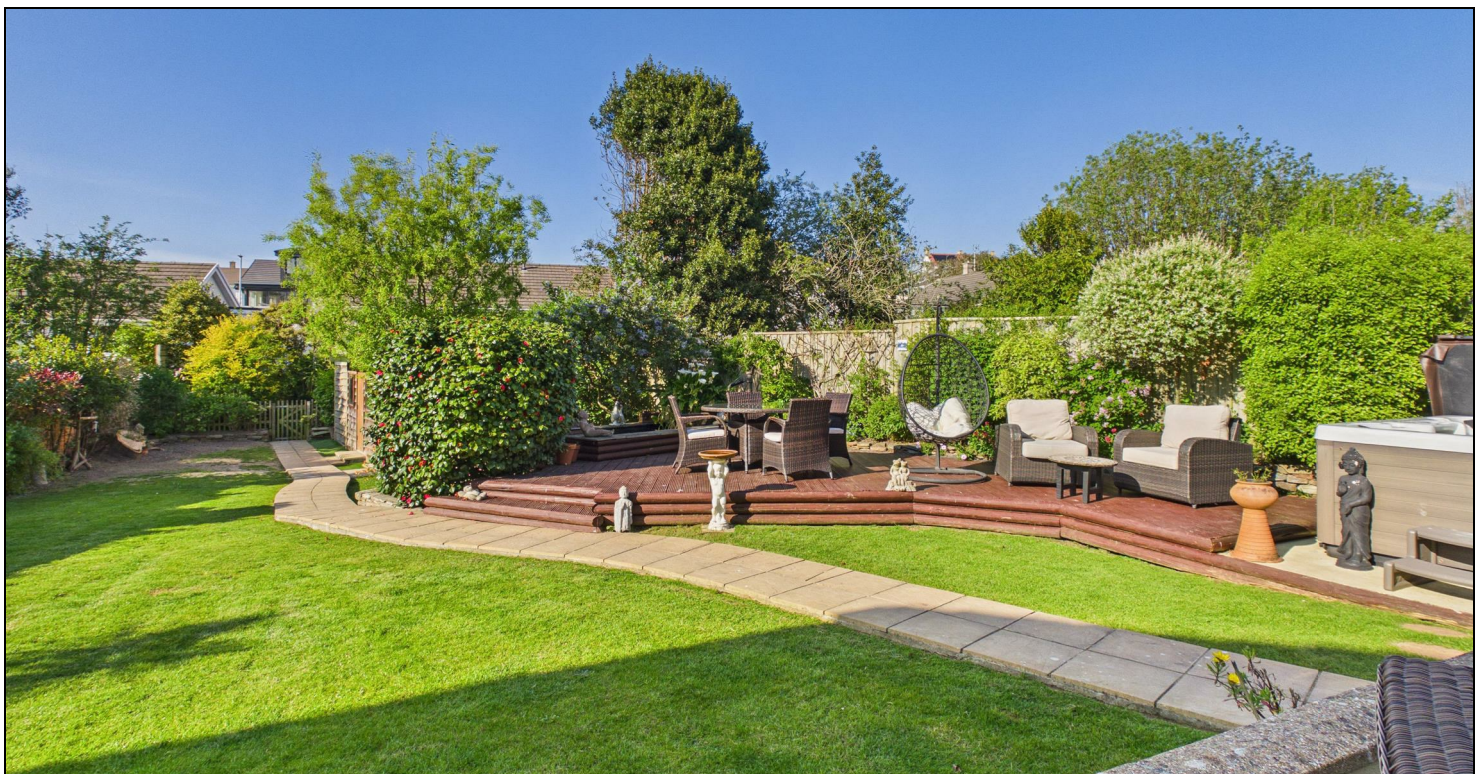
Well located, well presented and spacious, No 32 represents an opportunity to buy a turnkey family home in a convenient family location ready to move straight in.

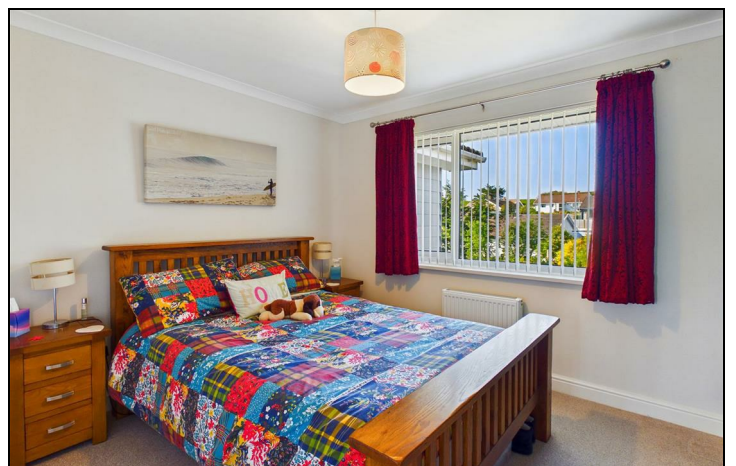
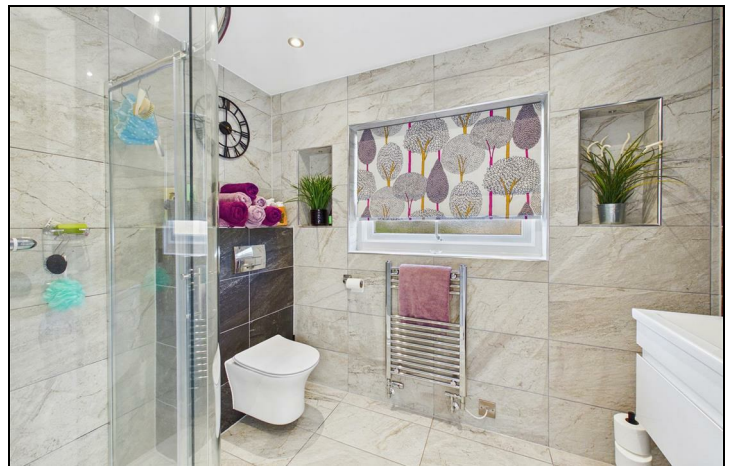
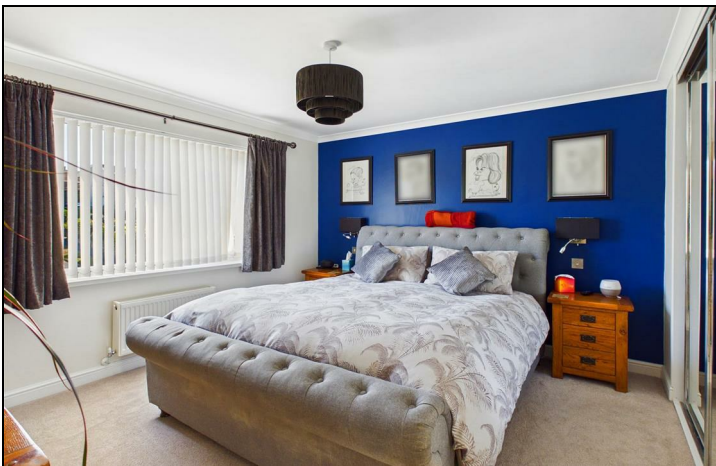
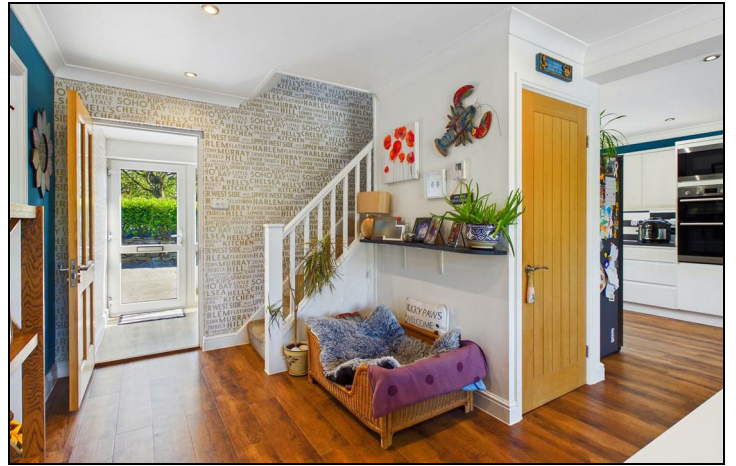
TENURE
Freehold

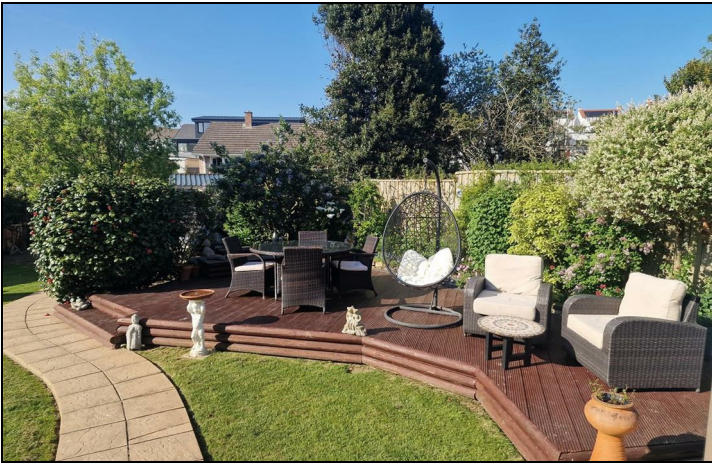
SERVICES
All mains

COUNCIL TAX
Band E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	







Floor 0



Floor 1



Approximate total area^m

211.2 m²

2274 ft²

Balconies and terraces

43 m²

463 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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