

18 Godolphin Way, Newquay, TR7 3BU



A beautifully presented five-bedroom, four-bathroom detached home, occupying a desirable and generous plot on Godolphin Way. Offering spacious and versatile living throughout, with stunning rear-facing open-plan kitchen, dining and family area, a separate lounge and a superb cinema room. With well-established gardens, a tandem double garage, and ample off-road parking for several vehicles.

- Spacious and immaculate throughout - over 2700sq ft in total
- Front aspect lounge and separate cinema room
- Enviable plot on sought-after residential road
- 5 first floor bedrooms, 4 double (2 ensuite) and 1 single bedroom/office
- Extended double garage and ample driveway parking
- Utility room and ground floor shower room
- Superb rear aspect extended kitchen/family room with bi fold doors opening to rear garden
- Close to Newquay town centre and beaches
- Large Westerly facing enclosed rear garden

Price £825,000 Freehold

This beautifully presented home has been thoughtfully extended and upgraded by the current owners, creating a fantastic opportunity for a growing family seeking a coastal lifestyle within easy reach of Newquay's town centre, stunning beaches, and highly regarded primary and secondary schools.

The property is approached via a paved driveway, leading to a spacious entrance hall with stairs to the first floor, access to the main front aspect lounge, and an open flow into the standout feature of the home — an impressive rear-facing kitchen/dining/living space. This area boasts a contemporary bespoke kitchen complete with a breakfast bar for casual seating, and opens into a light-filled sun room with underfloor heating and bi-fold doors that lead directly onto a decked outdoor dining area, seamlessly connecting indoor and outdoor living during the warmer months.

The informal lounge area also offers a generous living space with patio doors opening onto the rear garden. From the kitchen, a door leads through to a practical utility room and a ground floor shower room. In addition, the property benefits from a versatile third reception room on the ground floor, currently used as a cinema room but could be used for other purposes.

On the first floor there are 4 double bedrooms, two of which benefit from en-suite shower rooms as well as a single bedroom/office and a family bathroom.

To the rear, the enclosed garden enjoys a west-facing aspect, making the most of afternoon and evening sunshine. Directly accessible from the bi-fold and patio doors are decked and paved seating areas, ideal for al fresco dining and outdoor entertaining.

The generous lawn is bordered by a combination of fencing and walling, incorporating well-established flowerbeds and a small garden pond. A wooden

garden cabin/shed, divided into two sections, offers excellent additional storage or potential for use as a home office or workshop. A pedestrian door from the garden provides convenient access to the attached tandem double garage, which is equipped with power and lighting.

TENURE
Freehold

SERVICES
All mains

COUNCIL TAX
Band E

SOLAR PANELS
Owned solar panels with 5kw battery storage and Feed-in-Tariff (FIT).

ENERGY PERFORMANCE CERTIFICATE
Awaited

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





