

48 Lusty Glaze Road, Newquay, TR7 3AE



SPACIOUS 3 BEDROOM SPLIT LEVEL COASTAL PROPERTY AT PORTH WITH SEA AND COASTLINE VIEWS IN A GOOD PLOT WITH A LOVELY ENCLOSED REAR SHELTERED GARDEN AND A DOUBLE GARAGE

- Spacious split level accommodation – 1705 sqft
- Upper level living rooms with views
- Parking restricted road
- DELIGHTFUL LEVEL GARDEN WITH LARGE SUN PATIO
- 3 Double bedrooms (2 en-suite)
- Elevated sun balcony with views
- Short walk to Porth and Lusty Glaze Beaches
- Integral Double Garage
- SEA AND NORTH COAST VIEWS
- Well presented throughout

Price £925,000 Freehold

This impressive home on the coast is approached via a parking restricted brick paved entrance road just past the entrance to Lusty Glaze Beach, amongst a collection of large detached houses with private driveway parking. The double width plus drive leads to the integral garage with an entrance door on this level leading into an impressive split level entrance hall. The interior garage door and separate WC can be found on this level, with steps leading down to the bedroom accommodation and steps up to the living rooms. On the lower floor there are 3 double bedrooms, 2 with en-suite bathrooms that open onto the garden and a family bathroom. The upper floor is made up of a front to back kitchen/diner, a formal central dining room and a large lounge with an elevated timber balcony benefitting from the coastal views.

The property is presented in good well maintained condition throughout and benefits from full double glazing and gas central heating.

The rear garden is a particular feature of this property and is entirely level and fully enclosed with a substantial paved sun patio, lawned and planted areas and a sun facing Summer House. To the side of the house, there is a raised decked area that previously housed a private recessed hot tub, with wiring.


48 Lusty Glaze is located on this sought after and quiet cul-de-sac just a few moments walk from both Porth and Lusty Glaze beaches with lovely elevated rear aspect Sea views over Porth Island and up the North Cornish Coast. This no-through road links in both directions to the Coast Path, with Newquay Town being a short walk across the Barrowfields.

Potential exists to open up the upper floor accommodation to reflect a more open plan living design and could perhaps incorporate a full width and extended upper rear balcony with bi-fold doors providing an elevated and much larger sea view deck that could then perhaps link to the rear garden with steps (subject to planning permissions as required).

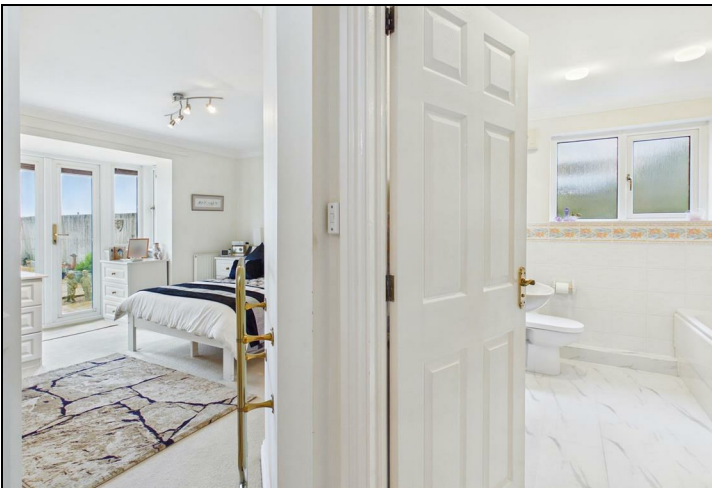
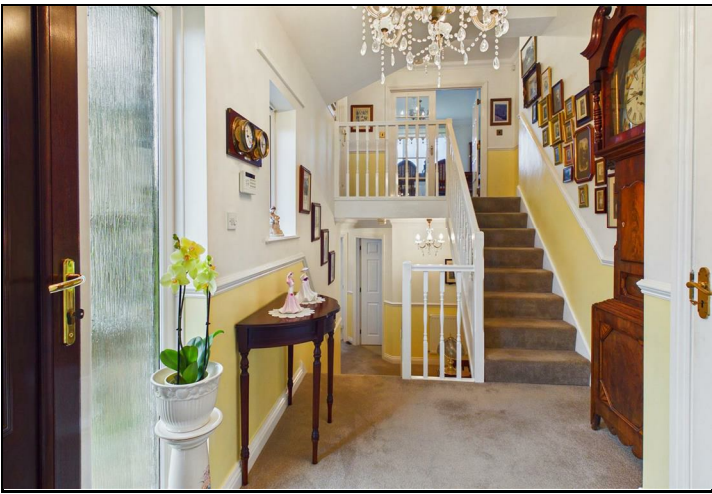
TENURE
FREEHOLD

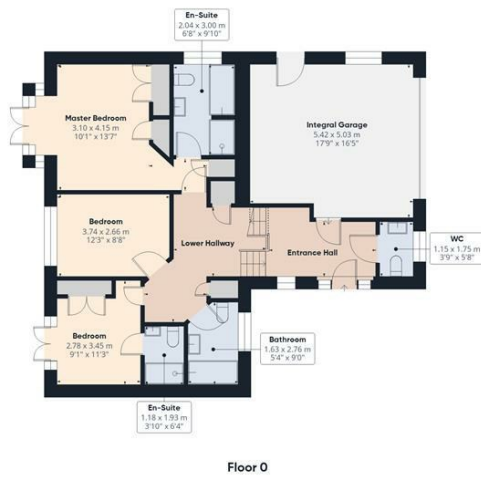
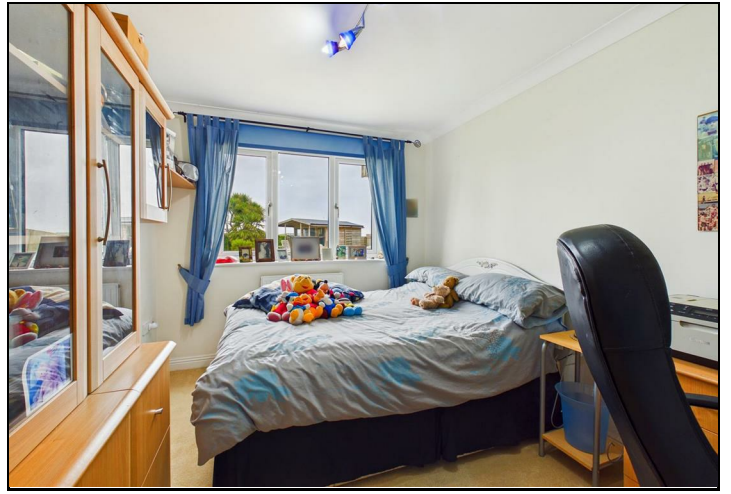
SERVICES
All Mains

COUNCIL TAX
Band G

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		67	73
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	







Approximate total area^m

158.3 m²
1705 ft²

Balconies and terraces

6.3 m²
68 ft²

Reduced headroom

0.5 m²
5 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

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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