

77 Trevean Way

NEWQUAY



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ESTATE AGENTS







- ***Waterside Home Overlooking the Captivating Gannel Estuary***
- ***Moments from the Golden Sands of Crantock & the World Famous Beach of Fistral***
- ***Remodeled Contemporary Three Storey Property of over 2,300 Square Feet***
- ***Four Double Bedrooms/Three Chic & Stylish Bathrooms***
- ***Two South Facing Balconies***
- ***Large Integral Garage & Ample Driveway Parking***
- ***Private Rear Garden with Hot Tub***
- ***Situated on the Outskirts of Vibrant Newquay***



Situated in a south facing position on the edge of the captivating and ever changing Gannel Estuary sits this highly contemporary four bedroom detached residence of style and panache.

77 Trevean Way has been the subject of an all encompassing scheme of remodelling and modernisation by our clients to create an impressive and quite flawless three storey home with scenic views across the adjacent tidal waters and beyond.

Noteworthy features include two south facing balconies to enjoy the views, three chic and stylish bathrooms, a sumptuous master suite, a beautiful and fully equipped



contemporary kitchen, a landscaped low maintenance rear garden complete with hot tub, a large integral garage and ample driveway parking.

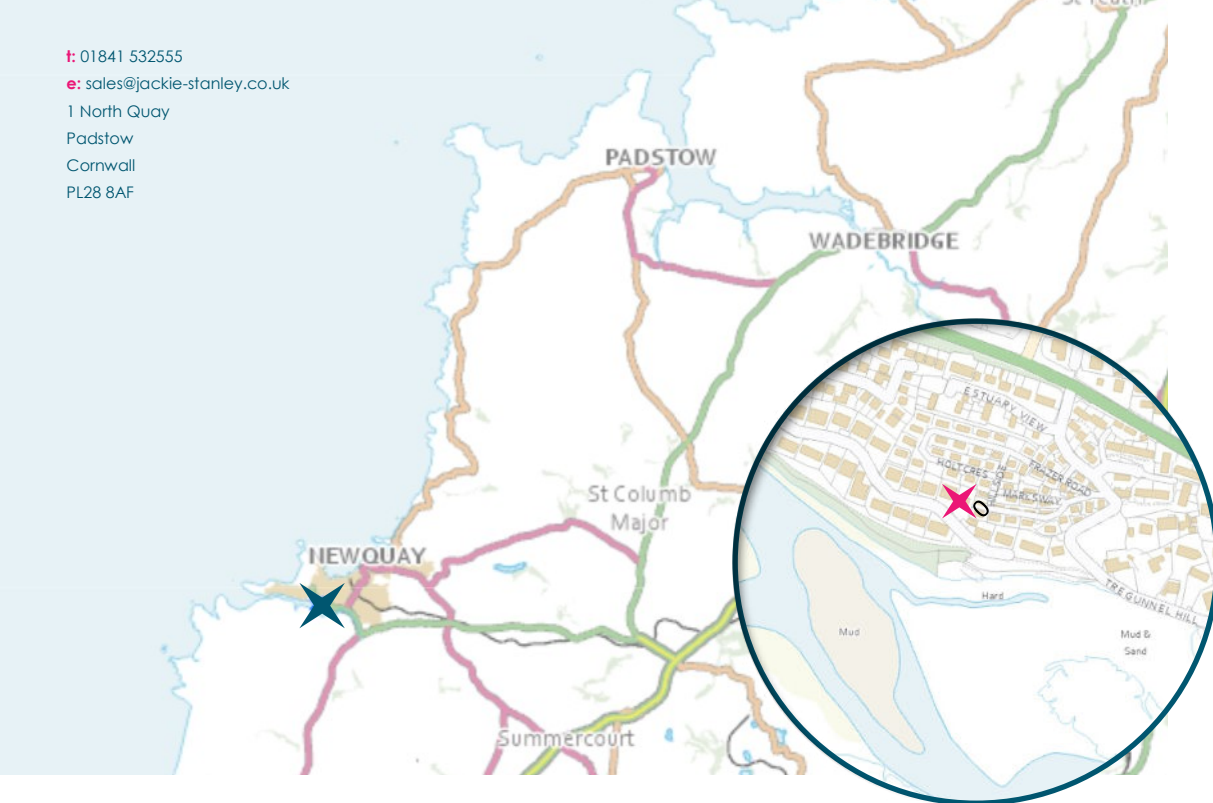
The three storeys of accommodation briefly comprise an inviting entrance hall with a double bedroom/office, a stylish utility room and cloakroom. The large integral garage with electric roller door completes the ground floor accommodation. The second floor is home to three double bedrooms, all of which have an en-suite bathroom—one of them a jack and jill. The master bedroom suite has access to the full width south facing balcony, shared with the second bedroom, with views across the Gannel together with cool mood lighting and a large dressing room complete with a bank of built in wardrobes.

The third floor is home to the luxurious living accommodation with its inset balcony and those glorious views of the water. The living area has a remote controlled gas fire with granite surround and ample space for sofas and occasional furniture. The beautiful kitchen is of shaker style with an array of floor and wall cabinets and drawers, complimented by granite worktops and upstands. Appliances

**77 Trevean Way, Newquay, TR7 1TW**  
£1,250,000 guide



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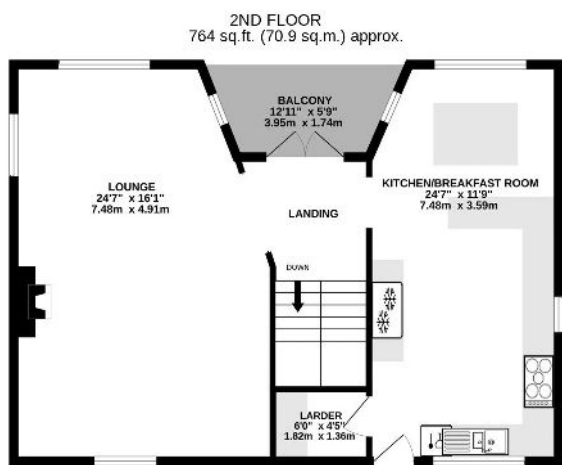


include a gas fired Rangemaster cooker, wine chiller, dishwasher, a freestanding American style fridge/freezer and a Frankie composite sink. There is a separate breakfast bar, low level plinth lighting and even a pantry.

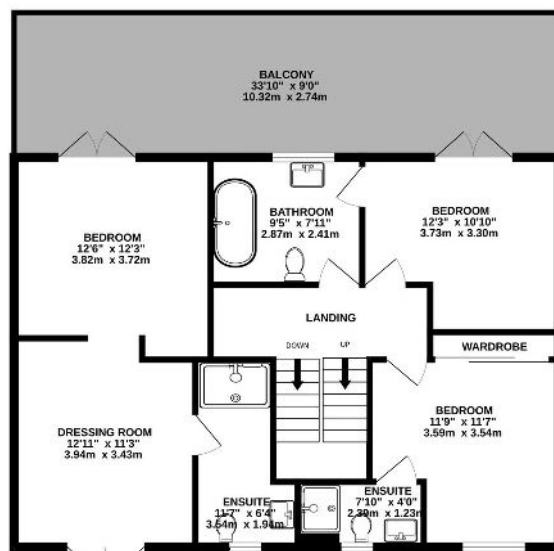
From the kitchen, one can step onto the private rear garden/patio. This also has a raised deck with hot tub and a small lawn that extends down the side of the property to the front. The block paved driveway has ample off road parking for several vehicles. Services to the property include mains gas, water, electricity and drainage. EPC rating C. Council tax band G. Ofcom suggest superfast broadband availability. Ofcom suggest 4G mobile connectivity.

77 Trevean Way is superbly situated in a quiet residential cul-de-sac on the outskirts of vibrant Newquay, affording immediate enjoyment of the captivating Gannel Estuary and nearby golden sands at Crantock. The locality allows for easy access to the extensive array of shops, restaurants, bars and cafés of Newquay which also offers a cinema, zoo, aquarium, aqua park and boating lake together with the world famous surfing beach of Fistral. Newquay has good public transport links with bus and rail services while Newquay airport is just seven miles distant providing both domestic and international flights.

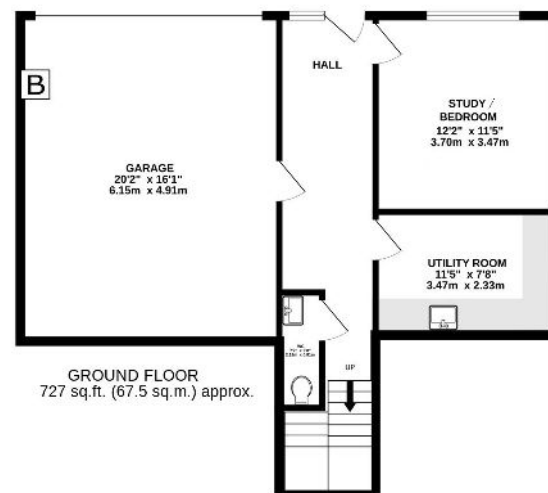
To find 77 Trevean Way, from Mount Wise roundabout head west along Pentire Road signposted to Pentire. Follow the road for approximately 0.3 miles before turning left into Pentire Crescent. Follow Pentire Crescent down and round to the left as it becomes Penmere Drive. Turn right into Trevean Way and number 77 can be found towards the end of the cul-de-sac on the left hand side. The postcode for satellite navigation is TR7 1TW. What3words: chapters.labs.texts



TOTAL FLOOR AREA : 2305 sq.ft. (214.2 sq.m.) approx.



1ST FLOOR  
815 sq.ft. (75.7 sq.m.) approx.



GROUND FLOOR  
727 sq.ft. (67.5 sq.m.) approx.

