



Karenza, Halt Road, Goonhavern, Truro, Cornwall, TR4 9QE

A WONDERFUL, LARGE DETACHED DORMER BUNGALOW IN THE SOUGHT-AFTER VILLAGE OF GOONHAVERN CLOSE TO PERRANPORTH. QUALITY EXECUTIVE STYLE ACCOMODATION TO INCLUDE 5 BEDROOMS, LARGE GARDENS AND HUGE GRAVEL DRIVEWAY WITH DETACHED GARAGE.

£465,000
Freehold

our ref: CNN10031

KEY FEATURES



5

- EXECUTIVE STYLE DETACHED BUNGALOW
- LARGE PLOT WITH GATED DRIVEWAY
- SPACIOUS DUAL-ASPECT LIVING ROOM



2

- MODERN KITCHEN WITH OAK UNITS
- AMPLE PARKING & NEAR DOUBLE GARAGE



2

- 5 VERSATILE BEDROOMS & STUDY SPACE
- BEAUTIFULLY LANDSCAPED REAR GARDENS
- CONTEMPORARY BATHROOMS & SHOWER SUITES

Energy rating (EPC) **E**

Council tax band: **E**

- UPVC DOUBLE GLAZING & OIL CENTRAL HEATING
- 12FT GARDEN SUMMERHOUSE FOR EXTRA ENJOYMENT

SUMMARY

Welcome to Karenza, where comfort, space, and modern living converge in one of North Cornwall's most beloved villages. Nestled within easy reach of both Newquay and Truro, and just a stone's throw away from the picturesque coastal town of Perranporth, this charming property offers the perfect blend of convenience and tranquillity.

Situated on a large plot in a non-estate position, Karenza boasts all the features of a dream home. As you enter through the gated driveway, you're greeted by ample parking space for up to six cars alongside a generously sized detached garage, complete with an electric roller door for added ease.

Step inside and discover a bright and spacious interior designed for modern living. The airy hallway, adorned with a natural oak staircase, leads you to the heart of the home – a large dual-aspect living room featuring a contemporary glass-encased living flame



fire with granite surround, creating a cosy ambiance for relaxation and entertainment, whilst being more than big enough to comfortably house living and dining furniture.

Adjacent to the living room is a separate kitchen fitted with a full range of oak shaker style units and modern appliances, offering potential for seamless integration with the living space if desired by open the two space up into one. A convenient back door provides easy access to the delightful rear gardens, where you'll find a large lawn and patio area perfect for both play and relaxation, as well as a 12ft summerhouse nestled at the foot of the garden.

Down the hall, you'll find a spacious utility room, a fully tiled family bathroom with separate shower, and two versatile bedrooms that can adapt to your needs – whether as additional sleeping quarters or a formal dining room/study.

Venture upstairs to discover a large open landing that doubles as a secondary reception area, ideal for a study or reading nook. Here, you'll also find two generous

double bedrooms and another fully tiled shower suite, offering ample space and comfort for the whole family.

Complete with UPVC double glazing, oil-fired central heating, and tasteful modern finishes throughout, Karenza presents an irresistible opportunity to embrace the laid-back lifestyle of Goonhavern while enjoying the comforts of contemporary living.

Don't miss your chance to make Karenza your new home – schedule a viewing today and experience the best of village living in North Cornwall!

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ADDITIONAL INFO

Utilities: Mains Electric, Water and Drainage. No Gas

Broadband: Available. For Type and Speed please refer to Openreach website

Mobile phone: Average. For best network coverage please refer to Ofcom checker

Parking: Large driveway and garage

Heating and hot water: Oil Central Heating for both

Accessibility: Level to front

Mining: Standard searches include a Mining Search.

FLOORPLAN & DIMENSIONS

Porch

5' 2" x 3' 0" (1.57m x 0.91m)

Hall

19' 0" x 10' 6" (5.79m x 3.20m) L-Shaped (Max Measurements)

Lounge/Diner

22' 5" x 13' 7" (6.83m x 4.14m)

Kitchen

12' 1" x 8' 4" (3.68m x 2.54m)

Bath/Shower Room

8' 4" x 6' 5" (2.54m x 1.95m)

Bedroom 1

12' 3" x 10' 7" (3.73m x 3.22m)

Bedroom 2/ Dining Room

11' 4" x 8' 10" (3.45m x 2.69m)

Utility room

10' 0" x 7' 8" (3.05m x 2.34m)

First Floor/Study Area

15' 2" x 9' 7" (4.62m x 2.92m)
Inc Stairs

Bedroom 3

116' 11" x 13' 3" (35.61m x 4.04m) Plus Wardrobes

Bedroom 4

16' 9" x 9' 1" (5.10m x 2.77m)
Plus Eaves (Minimum Measurements)

Bedroom 5

8' 11" x 8' 5" (2.72m x 2.56m)

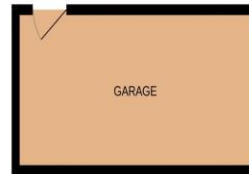
Shower Room

8' 5" x 7' 0" (2.56m x 2.13m)

Detached Garage

19' 8" x 13' 0" (5.99m x 3.96m)
Power & Electric Door

GROUND FLOOR



1ST FLOOR



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