



17 Bownder Vewin, Lane, Newquay, Cornwall, TR8 4TQ

NEW IN 2020! FULLY DETACHED FOUR/FIVE-BEDROOM FAMILY HOME WITH TWO/THREE FLEXIBLE LIVING AREAS INCLUDING SUPERB OPEN KITCHEN/DINER. MASTER ENSUITE, UTILITY/GROUND FLOOR WC, GARAGE, OFF STREET PARKING, GREAT SIZE PLOT WITH SUNNY LANDSCAPED PRIVATE GARDENS.

£375,000
Freehold

our ref: CNN10372

KEY FEATURES



5

- MODERN DETACHED FAMILY HOME
- NEW IN 2020 WITH NHBC WARRANTY
- FOUR BEDROOMS INC MASTER EN SUITE
- GROUND FLOOR 3RD RECEPTION ROOM/5TH BEDROOM
- LOVELY OPEN PLAN KITCHEN/DINER
- UTILITY ROOM & GROUND FLOOR W.C
- GARAGE & DRIVEWAY PARKING
- SPACIOUS, ENCLOSED GARDENS
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- POPULAR SUBURBAN FAMILY AREA



3



2

Energy rating (EPC) **B**

Council tax band: **D**

SUMMARY

Welcome to 17 Bownder Vewin, a stunning fully detached family home built in 2020 with the residual balance of a 10-year NHBC structural warranty. Located in the Golding development, Bownder Vewin is a no-thoroughfare street, offering a family-friendly atmosphere on the outskirts of town, just a mile and a half from the centre.

In the vicinity, residents enjoy access to various daily amenities, including supermarkets, a popular primary school, a traditional pub, and the picturesque Trenance park, gardens, and boating lake. The Goldings area is known for its safe suburban setting, making it an ideal place for families, and Bownder Vewin is no exception.

Number 17 is a premium house with a favoured four-bedroom layout, suitable for growing and larger families. Situated on a great plot at the top of the cul-de-sac, the residence enjoys a brilliant position, with a perfect garden aspect for soaking up the sunshine.



The property features a tarmac driveway providing ample off-street parking, and a useful garage with main power connected.

Upon entering, you are greeted by a hallway with stairs to the first floor. The living room, a principal reception space is located at the front, it's spacious whilst also enjoying a cosy atmosphere, usefully an additional separate reception room is suitable for a variety of use including, but not limited to formal dining room, kids' playroom, work from home space or fifth double bedroom. To the rear the open plan kitchen/diner is standout highlight, flooded with light, featuring rear-facing windows and patio doors. Fully fitted with sleek white wall and base units, integrated oven, hob, extractor, and plenty of room for additional white goods, it provides an ideal space for modern family needs. A separate utility room with access to a ground floor WC add to the convenience. Upstairs, four good-sized bedrooms await, including the largest master suite with a fully fitted shower ensuite. The main family bathroom is neatly fitted with modern sanitaryware and tiling.

The modern home remains in excellent condition, benefiting from UPVC double glazing and gas-fired central heating throughout. The rear gardens are a standout feature, landscaped extensively by the owners. With a sun trap patio to a good size level lawned garden, there are raised beds and a useful additional area perfect for storage with large, fitted shed and rear access to the garage. There is also side gated access for even more convenience.

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ADDITIONAL INFO

Utilities: All Mains Services

Broadband: Available. Ultra-fast fibre to the property

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

Parking: Garage & Driveway

Heating and hot water: Gas central heating for both

Accessibility: Relatively level plot with stepped entrance

Mining: Standard searches include a Mining Search

Estate Management Fee: £180 per annum



FLOORPLAN & DIMENSIONS

Hall & Stairs

14' 11" x 13' 3" (4.54m x 4.04m) L Shaped max measurements

Living Room

13' 3" x 10' 9" (4.04m x 3.27m)

Reception 2 / Bedroom 5

10' 9" x 9' 10" (3.27m x 2.99m)

Kitchen/Diner

20' 2" x 9' 7" (6.14m x 2.92m)

Utility room

6' 2" x 5' 4" (1.88m x 1.62m)

WC

5' 5" x 3' 1" (1.65m x 0.94m)

First Floor Landing

14' 9" x 7' 11" (4.49m x

2.41m) max measurements inc Stairwell & Cupboard

Bathroom

8' 1" x 6' 5" (2.46m x 1.95m)

Bedroom 1

11' 4" x 10' 10" (3.45m x 3.30m)

En-suite

6' 5" x 6' 2" (1.95m x 1.88m) L-Shaped max measurements

Bedroom 2

9' 10" x 9' 1" (2.99m x 2.77m)

Bedroom 3

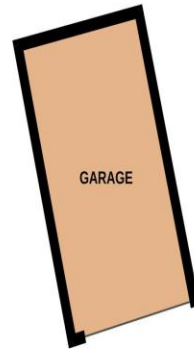
11' 6" x 8' 5" (3.50m x 2.56m)

Bedroom 4

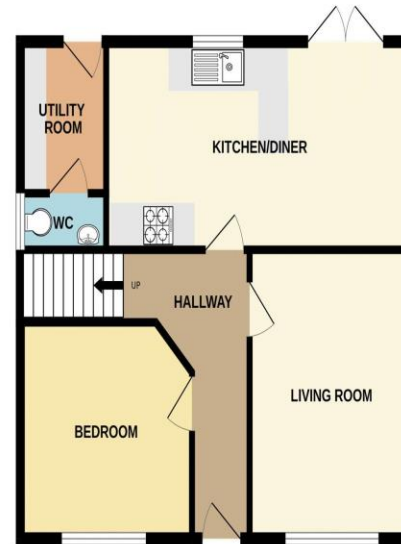
8' 2" x 7' 8" (2.49m x 2.34m)

Garage

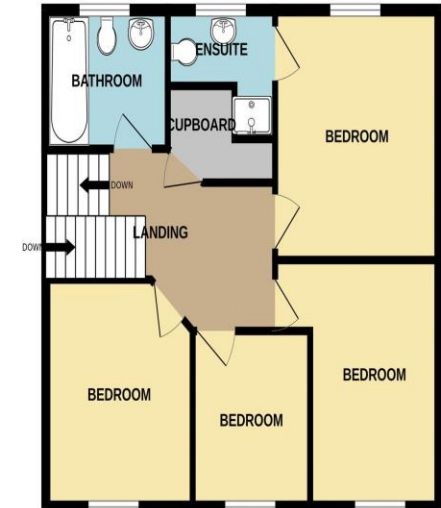
19' 0" x 9' 8" (5.79m x 2.94m)



GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR
590 sq.ft. (54.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1293 sq.ft. (120.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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