



38 Stret Avalennek, Lane, Newquay, Cornwall, TR8 4QZ

A WELL-PRESENTED AND SPACIOUS THREE-DOUBLE-BEDROOM, THREE-STOREY FAMILY HOME, SITUATED IN A POPULAR RESIDENTIAL DEVELOPMENT IN NEWQUAY. THIS PROPERTY FEATURES A MODERN KITCHEN-DINER, ENCLOSED REAR GARDEN, TWO DEDICATED PARKING SPACES. RESIDENTS CAN ENJOY ONSITE PARKS AND STUNNING VIEWS. CHAIN FREE!

£295,000
Freehold

our ref: CNN10103

KEY FEATURES



3

- CHAIN FREE FAMILY HOME
- THREE DOUBLE BEDROOMS
- STUNNING HILLSIDE VIEWS
- REMAINDER OF NHBC WARRANTY
- LOVELY KITCHEN/DINER
- TWO PARKING SPACES
- SPACIOUS ENSUITE SHOWER ROOM
- GREAT LOCATION FOR FAMILIES
- THREE STOREY TOWNHOUSE DESIGN
- GREAT HOME OR INVESTMENT



1



3

Energy rating (EPC) **B**

Council tax band: **C**

SUMMARY

Built in 2021 and situated within a sought-after family-friendly development, this beautifully presented three-storey end-terrace home offers contemporary style, spacious living, and breathtaking countryside views. With three generously sized double bedrooms, an enclosed private garden, and private parking, this home is ideal for families looking for comfort, convenience, and a picturesque setting.

Upon entering the property, a well-proportioned entrance porch provides a practical space for coats and shoes before leading into the spacious living room. This inviting area offers ample room for a variety of lounge furniture and is complemented by a convenient under-stair storage cupboard, ensuring a clutter-free environment. Adjoining the living room is a ground-floor landing that provides access to a cloakroom/WC and seamlessly connects to the modern kitchen/diner. Thoughtfully designed with a U-shaped layout, the kitchen features stylish shaker-style cabinetry, a generous amount of worktop space, and high-quality integrated appliances, including stainless steel oven, hob, and extractor fan with space for white goods.



Ascending to the first floor, there are two well-proportioned double bedrooms, both offering ample space for bedroom furnishings and enjoying pleasant aspects. Serving these bedrooms is a modern family bathroom, finished to a high standard with a white three-piece suite, a glass shower screen, part-tiled walls, and an upgraded electric shower for added comfort.

The top floor is dedicated to the impressive master bedroom, providing a tranquil retreat with its front-facing dormer window, allowing natural light to fill the space. Before entering the bedroom, a large built-in storage cupboard offers additional practicality. The master suite is further enhanced by a private ensuite bathroom, which includes a white suite, a shower powered by the mains combination boiler, and a Velux window.

Externally, the property boasts a beautiful, enclosed lawned rear garden. The garden features a generous patio area, perfect for outdoor dining, entertaining, or simply unwinding. Additionally, to the front, you will find two private parking spaces, ensuring convenience for residents and visitors alike.

The site itself features two onsite play parks making this the ideal development for families.

Further benefits include the remainder of the 10-year NHBC warranty, stylish modern interiors with neutral décor, an energy-efficient design with a gas combination boiler, and a location within a sought-after development with easy access to local amenities. This delightful home offers an exceptional opportunity for those seeking a modern, well-maintained property in a picturesque setting, and early viewing is highly recommended.

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ADDITIONAL INFO

Tenure: Freehold

Utilities: All Mains Services

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

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

Parking: Allocated Parking Space x 2

Heating and hot water: Gas Central Heating for both

Accessibility: Level access

Mining: Standard searches include a Mining Search.

Management Company: First Port

Estate Management Fee: Approx £170 Per annum



FLOORPLAN & DIMENSIONS

Stret Avalennek, Lane, Newquay, TR8

Entrance Hall

4' 3" x 3' 6" (1.29m x 1.07m)

Living Room

14' 7" x 11' 6" (4.44m x 3.50m)

Kitchen/Diner

11' 6" x 8' 7" (3.50m x 2.61m)

Ground Floor WC

4' 7" x 3' 7" (1.40m x 1.09m)

Bathroom

7' 9" x 5' 5" (2.36m x 1.65m)

Bedroom 3

11' 6" x 8' 9" (3.50m x 2.66m)

Bedroom 2

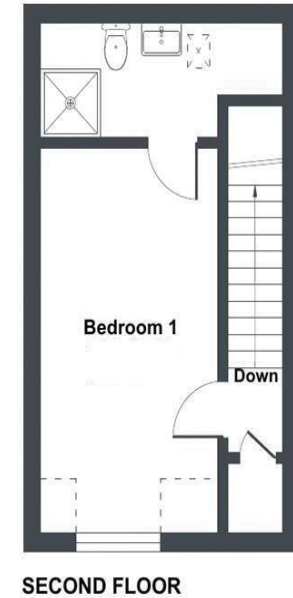
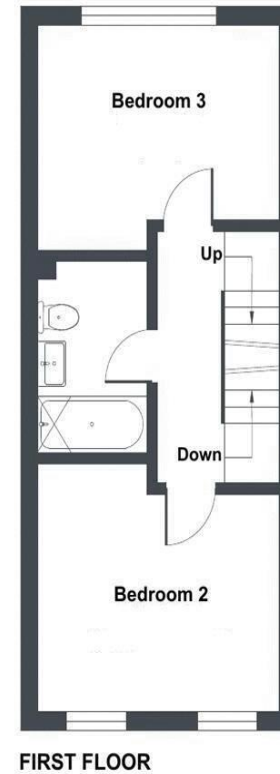
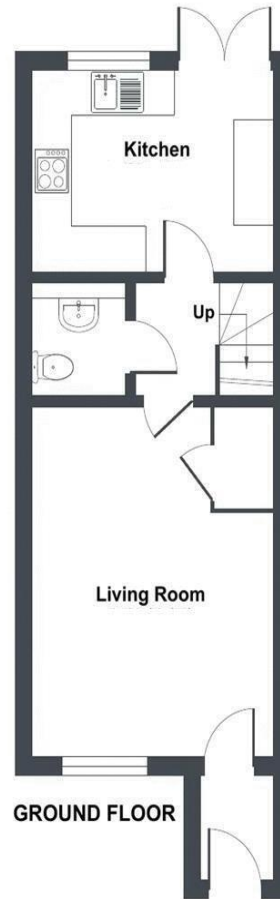
11' 6" x 10' 4" (3.50m x 3.15m)

Bedroom 1

16' 3" x 8' 3" (4.95m x 2.51m)
Sloped ceiling

Ensuite

10' 9" x 4' 9" (3.27m x 1.45m)



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