

# camel H O M E S

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**VIEWINGS:** Strictly by appointment only with Camel Homes, Perranporth.

#### MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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Registered Office: 9 St Pirans Road, Perranporth, Cornwall, TR6 0BH.  
Directors: Simon Dowling FRICS FNAEA and Thomas Dowling



**Directions:-**  
Sat Nav:- TR4 9NZ

What3Words:- ///published.brower.marsh  
For further help with directions please contact the office on 01872 571454



TOTAL FLOOR AREA : 1084 sq.ft. (100.7 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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# camel H O M E S



4 Valley Close

Perranwell, Goonhavern

Freehold





4 Valley Close  
Perranwell, Goonhavern, TR4 9NZ



**PROPERTY DESCRIPTION & SURROUNDING AREA**

Camel Homes are delighted to offer this opportunity to own a charming and spacious 3-bedroom semi-detached house on the outskirts of the village of Goonhavern. This remarkable property not only offers spacious living areas but also boasts a generous garden, making it an ideal choice for families, couples, or individuals seeking a peaceful and secluded setting.

Upon entering, you'll be captivated by the warm and inviting atmosphere that permeates throughout the home. The well-designed living spaces provide a perfect blend of comfort and functionality, with a comfy snug/sitting room and a more family orientated, open plan living room that leads to the kitchen/breakfast room and diner.

The kitchen is a true focal point of the house, featuring modern appliances and ample storage options. It is a spacious area that along with the dining room makes it great family living as well as entertaining. On the ground floor you will also find the family bathroom.

Upstairs, you will find three generously sized bedrooms. The master of which offers an en-suite shower room and all three benefit from storage or wardrobe space.

One of the standout features of this property is the expansive garden that surrounds the house on three sides. Step outside the back door and you will be greeted by a tranquil plot that combines a suntrap patio and large lawned area. The gardens are perfect for sitting peacefully or for garden parties.

Perranwell is located on the outskirts of Goonhavern, a village that offers day to day amenities such as a small supermarket, post office, hair dressers, garden centre with restaurant and a popular pub/restaurant. The village also benefits from its close proximity to Perranporth and the stunning beaches and coastline on offer. The location is also perfect for those needing to travel to Newquay, Truro or have access to the A30.

**PROPERTY ACCOMMODATION**

Principal accommodation comprises (all dimensions are approximate):-

**Storm Porch**  
4'11 x 3'8 (1.50m x 1.12m)

**Entrance Hall**  
6'5 x 3'5 (1.96m x 1.04m)

**Snug/Sitting Room**  
12' x 10'5 (3.66m x 3.18m)

**Bathroom**  
6'6 x 5'5 (1.98m x 1.65m)

**Living Room**  
15'1 x 11'1 (4.60m x 3.38m)

**Kitchen/Breakfast Room**  
16'5 x 8'0 (5.00 x 2.44)

**Dining Room**  
9'11 x 9'3 (3.02m x 2.82m)

**Landing**  
**Master Bedroom**  
13'3 x 10'7 (4.04m x 3.23m)

**En-Suite Shower Room**  
5'11 x 5'5 (1.80m x 1.65m)

**Bedroom Two**  
15'1 x 9'7 (4.60m x 2.92m)

**Bedroom Three**  
9'7 x 8'1 (2.92m x 2.46m)

**Gardens and Parking**

The property offers extensive gardens that are laid out to three sides of the house. From the back door there is a suntrap patio area with large storage shed and raised flower beds. This in turn leads to the lawned areas of the garden. The whole plot is enclosed and there are two gates, one leading to the parking area and another to the lane that leads you out to Perranwell Road. From here you can walk into Goonhavern or down to the walk/cycle trail, which you can take all the way into Perranporth.

- **EXTENSIVE SEMI-DETACHED HOUSE**
- **THREE DOUBLE BEDROOMS**
- **TWO/THREE RECEPTION ROOMS**
- **LARGE ENCLOSED GARDENS**
- **PARKING FOR FOUR CARS**
- **PEACEFUL SETTING**
- **CLOSE TO LOCAL AMENITIES**
- **DOUBLE GLAZED**
- **COUNCIL TAX BAND - B**
- **EPC - E**

