

"Estate Agency is evolving...evolve with us"



## 24 Bownder Treveli, Newquay TR8 4GE

**£385,000**

A SPACIOUS, ATTRACTIVE AND IMMACULATELY PRESENTED FOUR BEDROOM FAMILY HOME WITH AN ENSUITE BEDROOM, UTILITY ROOM, STUDY, DOWNSTAIRS CLOAKROOM, GARAGE AND BEAUTIFULLY LANDSCAPED, WESTERLY FACING GARDEN IN THE CONVENIENTLY POSITIONED 'GOLDINGS' DEVELOPMENT ON THE EDGE OF NEWQUAY.

PROPERTY TYPE: House - Detached

RECEPTIONS: 2 / BEDROOMS: 5 / BATHROOMS: 3

### FEATURES:

- DETACHED FOUR BEDROOM FAMILY HOME
- SPACIOUS, FAMILY FRIENDLY ACCOMMODATION
- UTILITY ROOM AND STUDY/ 5TH BEDROOM
- EXCEPTIONAL, WESTERLY FACING GARDEN
- GARAGE AND PARKING
- CONVENIENT LOCATION
- IMMACULATE THROUGHOUT
- ALL MAINS SERVICES

01637 877754

info@momovenewquay.co.uk

"Estate Agency is evolving...evolve with us"



## DESCRIPTION:

The Goldings is a conveniently positioned new development on the outskirts of Newquay. It is a great location for families with very easy access to schools, the town centre and the many beautiful beaches Newquay has to offer. Morrisons and Lidl supermarkets are within a five minute drive where there is also a McDonalds. Access in and out of Newquay onto the A392 is very easy making the nearby towns of Truro, St Austell and Bodmin very accessible.

This attractive 'Chedworth' style property is presented to the highest standard and sits in a tucked away, quieter part of the estate away from passing traffic. It also has the advantage of a garage and an exceptionally private, and beautifully landscaped westerly facing garden. Built in 2018, this property is thoughtfully designed and has been well looked after and cared for by the current owners. It is beautifully decorated throughout with good quality carpets and floor coverings. There is an abundance of natural light flooding through the property adding to the modern, fresh feel created by the decor.

An entrance hallway with stairs to the first floor guides you into the living room with a window to the front, this room has a real cosy feel with plenty of space for the whole family. At the rear, the kitchen diner which is bright and fresh spans the entire width of this home. Offering a generous range of modern units with ample space for a family dining suite this room enjoys lots of natural light with doors welcoming you out onto the patio; perfect for an evening BBQ! Practically, there is a useful breakfast bar an integrated dish washer, fridge freezer, electric double oven and gas hob. At one end of the kitchen, you will find a utility room with a door to the rear garden which has space and plumbing for a washing machine and tumble dryer. There is a cloakroom at one side of the utility room with a window to the side.

Also on the ground floor is a dining room with a window to the front which could be used as a fifth bedroom or second living room, it is utilised by our vendor as a study.

The four remaining bedrooms can all be found on the first floor where there are three doubles and a single. The largest bedroom has an en suite shower room and a window to the rear. Also on the first floor, you will find a useful airing cupboard, access to the loft and the main family bathroom which has a bath.

This gorgeous family home has the benefit of gas central heating powered by a combination boiler located in the utility room. The windows are Upvc double glazed and there are six years remaining on the new homes warranty.

Externally, the garden at the rear faces westerly enjoying plenty of sunshine! It has been lovingly cared for by the current owners who have created a pretty, well planted and fragrant garden to enjoy the sun with an outside tap and power. The garden is laid mainly to lawn with a patio area and side access with some storage. There's a green house and a garden shed with a pergola and ample space for children to play and adults to relax! The main garage door is on the side and there is rear access via the garden, the garage has parking at the front.

In summary, this is a superb example of a stylish four bedroom family home in a very convenient and desirable family friendly area with lots of desirable features including a westerly facing garden in a tucked away location.

Hallway  
4.42m x 1.70m (14'6 x 5'7)

01637 877754

info@momovenewquay.co.uk

"Estate Agency is evolving...evolve with us"



Lounge  
4.04m x 3.28m (13'3 x 10'9)

Dining Room/Bedroom 5  
3.28m x 3.00m (10'9 x 9'10)

Kitchen Diner  
6.17m x 2.90m (20'3 x 9'6)

Utility  
2.06m x 1.60m (6'9 x 5'3)

Bedroom 1  
3.89m x 3.51m (12'9 x 11'6)

En Suite  
1.88m x 1.12m (6'2 x 3'8)

Bedroom 2  
3.89m x 3.51m (12'9 x 11'6)

Bedroom 3  
3.00m x 2.74m (9'10 x 9'0)

Bedroom 4  
2.51m x 2.36m (8'3 x 7'9)

Bathroom  
2.49m x 1.93m (8'2 x 6'4)

Garage  
5.79m x 3.05m (19'0 x 10'0)

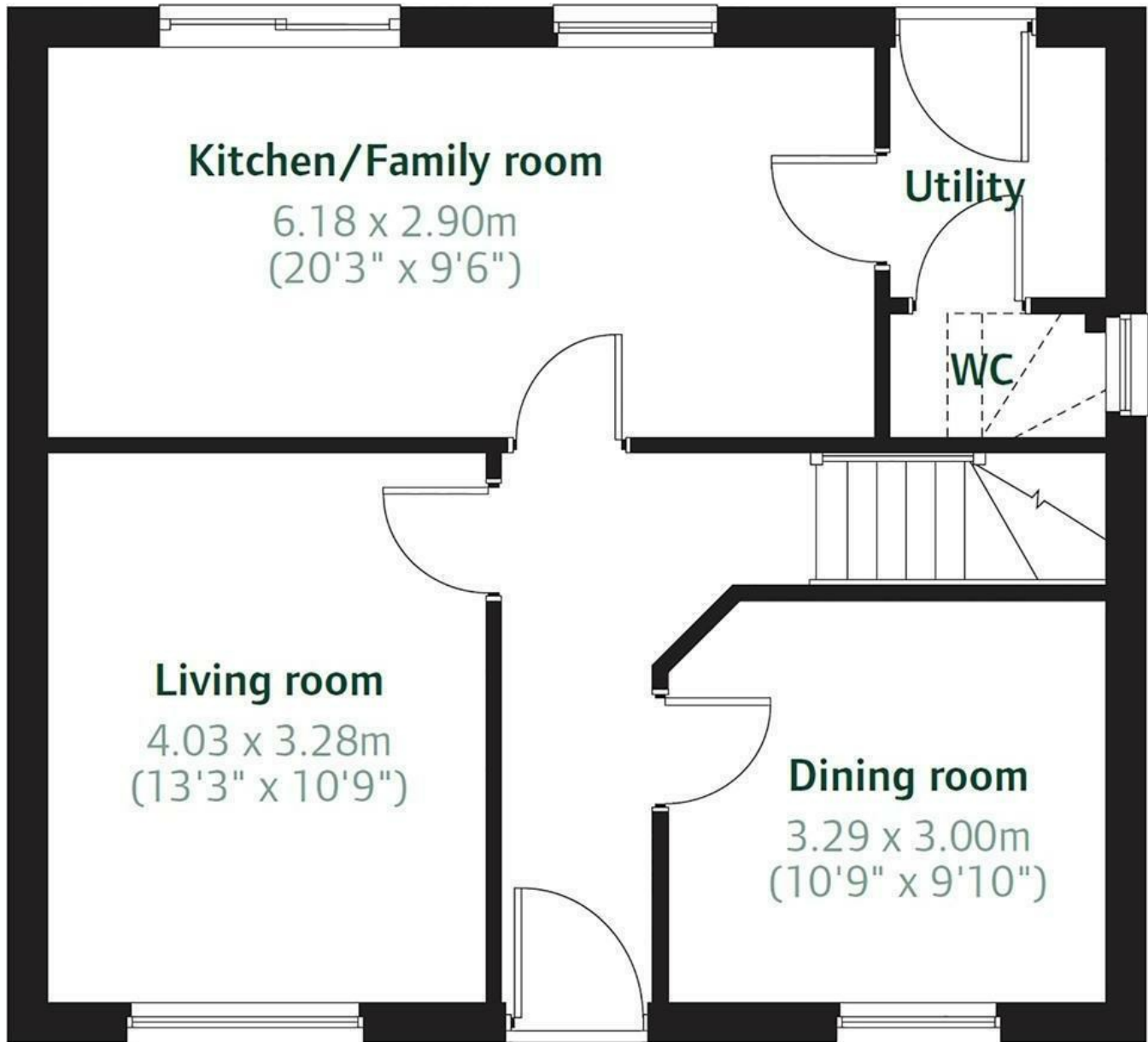
01637 877754

info@momovenewquay.co.uk



"Estate Agency is evolving...evolve with us"

FLOORPLAN:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>	84	94
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92-100) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

01637 877754

info@momovenewquay.co.uk

