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**30 HENVER ROAD, NEWQUAY TR7 3BN**

**£425,000**

A GORGEOUS FOUR BEDROOM FAMILY HOME WITH A STUNNING SOUTHERLY FACING GARDEN AND AMPLE DRIVEWAY PARKING. THIS PROPERTY IS WITHIN WALKING DISTANCE OF SCHOOLS, MANY BEACHES AND THE TOWN CENTRE, IDEAL FOR FAMILIES.

**PROPERTY TYPE:** House - Semi-Detached

**RECEPTIONS:** 1 / **BEDROOMS:** 4 / **BATHROOMS:** 2

**FEATURES:**

- FOUR BEDROOM FAMILY HOME
- BEAUTIFULLY CARED FOR SOUTHERLY FACING GARDEN
- GAS CH AND DBL GLAZING THROUGHOUT
- SEPARATE DINING ROOM
- AMPLE DRIVEWAY PARKING
- WALKING DISTANCE TO SCHOOLS, BEACHES AND THE TOWN CENTRE
- ALL MAINS SERVICES
- WORKING OPEN FIRE
- CHARM, CHARACTER AND ORIGINAL FEATURES IN ABUNDANCE

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## DESCRIPTION:

This property is located on Henver Road, just next to Chester Road which has become a sought-after hotspot for home movers across Newquay. The ever popular Chester Road shopping centre is on your door step offering an array of day to day amenities including a bank, post office, coffee shop, butchers, bakers and hardware store. Newquay town centre is about a mile away and offers a range of individual shops through to well-known chain stores. From gastro pubs, bistros and casual dining establishments right through to lavish restaurants and bars; it's fair to say that however you like to shop, relax or spend your evenings - Newquay can offer something for you.

This gorgeous family home offers charm, original features and character in abundance with a working fire, a huge south facing garden and ample driveway parking. The current owners have lovingly cared for their home and have been there for 23 years! A real testament to what a fabulous home it is!

An entrance porch guides you into the hallway with stairs to the first floor which makes for a great first impression with wooden flooring and storage beneath the stairs. On the left, you will find the lounge which has a box bay window to the front; a great size again with wooden floors and a working fire place, perfect for those cosy winter evenings in-front of the fire!

Towards the rear, you will find the dining room with French doors giving access to the southerly facing decked area. There's plenty of original built in storage and a feature fire place, finished beautifully with a wooden floor. In the summer, with the doors open, the decked terrace really is just an extension of the living space, a real sun trap and a great spot to sit and admire the garden.

Off from the dining room, the kitchen which has a door to the rear offers a generous range of blue shaker style units with an integrated dish washer, space for a fridge freezer and a Range style oven. here's also a gorgeous Belfast sink, solid wood work tops and a tiled floor. At the rear of the kitchen, you will find a utility room/WC with space and plumbing for a washing machine and tumble dryer.

One of the bedrooms is on the ground floor with a window to the front and a velux window allowing for an abundance of natural light. (This bedroom was converted from the original garage over 25 years ago.). The remaining three bedrooms can all be found on the first floor. There's two doubles and a generous single all presented to a superb standard with a mixture of laminate flooring, carpet and solid wood flooring. The main bedroom features a box bay window to the front and two of the bedrooms have a gorgeous feature fire-place. The landing area is particularly generous with a huge window to the side which faces westerly enjoying the warmth of the sun as it sets over the sea. The bathroom and WC are separate and there's a bath with an electric shower over.

This property has gas central heating powered by a combination boiler which is five years old. The windows are all double glazed and the front windows were replaced five years ago with traditional hard wood.

Externally, at the front, there's ample driveway parking for multiple cars with access to the rear garden. At the rear, the garden faces southerly, is very private and has been beautifully cared for over the years. There's a decked sun terrace, a patio, a generous lawn and an abundance of planted borders with a huge array of shrubs, plants and trees.

In summary, this four bedroom family home is perfectly located for families with walking distance of schools, many beaches and the town... all making for the perfect family home that will provide precious lasting memories for its new owners for decades to come.

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Hallway  
4.93m x 2.18m (16'2 x 7'2)

Lounge  
4.75m x 3.78m (15'7 x 12'5)

Dining Room  
4.88m x 3.23m (16'0 x 10'7)

Kitchen  
4.78m x 2.84m (15'8 x 9'4)

Utility/WC  
2.31m x 0.74m (7'7 x 2'5)

Ground Floor Bedroom 4  
4.75m x 2.44m (15'7 x 8'0)

Bedroom 1  
4.78m x 2.92m (15'8 x 9'7)

Bedroom 2  
3.84m x 2.97m (12'7 x 9'9)

Bedroom 3  
3.05m x 2.82m (10'0 x 9'3)

Bathroom  
1.98m x 1.83m (6'6 x 6'0)

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FLOORPLAN:

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(02-10) <b>A</b>		
(11-20) <b>B</b>		
(21-30) <b>C</b>		
(31-40) <b>D</b>		
(41-50) <b>E</b>		
(51-60) <b>F</b>		
(61-70) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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