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30 Bownder Treveli, Lane TR8 4GE

£330,000

A CHARMING THREE DOUBLE BEDROOM FAMILY HOME NESTLED WITHIN THE RENOWNED GOLDINGS DEVELOPMENT. THIS PROPERTY IS PRESENTED TO THE HIGHEST STANDARD WITH AN EN SUITE BEDROOM, A BEAUTIFULLY LANDSCAPED WESTERLY FACING GARDEN, A GARAGE AND DRIVEWAY PARKING.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / BEDROOMS: 3 / BATHROOMS: 3

FEATURES:

- 'RUFFORD' STYLE THREE DOUBLE BEDROOM FAMILY HOME
- GARAGE AND DRIVEWAY
- BEAUTIFULLY LANDSCAPED WESTERLY FACING GARDEN
- FOUR YEARS REMAINING ON NHBC GUARANTEE
- MAIN BEDROOM EN SUITE
- PRESENTED TO A FLAWLESS STANDARD THROUGHOUT

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DESCRIPTION:

The Goldings, a recently developed residential area in Newquay, is conveniently located on the town's fringes, close to shops, schools, and restaurants. This growing area is perfect for families, featuring a wide selection of modern houses that mix sleek design with the ease of having essential services nearby.

Located just over a mile from the town centre, people living here have easy access to the town centre. The beautiful Gannel Estuary is within easy reach, providing a peaceful getaway just a short walk away. In the vicinity, there are Morrisons and Lidl supermarkets, along with a McDonald's fast-food outlet, to meet the everyday shopping and family friendly dining requirements. This great location offers easy access in and out of Newquay, thanks to its direct connection to the A392 offering easy access to nearby towns Truro, St Austell, and Bodmin.

Welcome to Number Thirty Bownder Teveli, presented to an exceptional standard inside and out, this property exudes style and sophistication, by far the best example of this style of property we have seen!

A welcoming entrance hallway guides you into a stylish living room, featuring a front-facing window, a gorgeous family room with a cosy yet sophisticated feel. Moving through to the inner hallway, you'll find a handy cloakroom and stairs leading to the first floor.

At the rear, the kitchen diner is bright and airy, stretching across the full width of the home. It boasts a generous selection of modern, sleek units with ample room for a family dining table, soaking up the afternoon and evening sunlight. The doors open out onto the patio, making it an ideal spot for summer barbecues! Practically, the kitchen comes equipped with a fully integrated appliance pack, including a fridge freezer, washing machine, dishwasher, electric oven, and electric hob.

All three bedrooms can be found on the first floor; all are spacious doubles. The main bedroom features a dressing area and a stunning en suite shower room adorned with high-quality tiles and a double shower. The main bathroom is equally impressive, with the benefit of a bath and modern, fresh tiling. Additionally, there's a useful cupboard and loft access on this level.

This beautiful family home is equipped with gas central heating, powered by a combination boiler located in the kitchen. The windows are double-glazed.

Externally, the rear garden, facing west and basks in afternoon and evening sunlight. It's beautifully landscaped featuring a patio and a generous area of astro turf, providing a private oasis perfect for children to play. At the front, there is driveway parking for one vehicle, a single garage with power and an electric door, and access to the rear garden down the side.

In summary, this family home is presented to an exceptional standard and is ready for you to move in! It stands out as one of the finest properties in the area with the added benefit of a garage.

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Hallway
1.60m x 1.07m (5'3 x 3'6)

Lounge
4.93m x 3.12m (16'2 x 10'3)

Kitchen Diner
5.74m x 2.34m (18'10 x 7'8)

Bedroom 1
4.24m x 2.90m (13'11 x 9'6)

En Suite
1.35m x 1.32m (4'5 x 4'4)

Bedroom 2
3.43m x 2.67m (11'3 x 8'9)

Bedroom 3
3.00m x 2.41m (9'10 x 7'11)

Bathroom
2.64m x 1.70m (8'8 x 5'7)

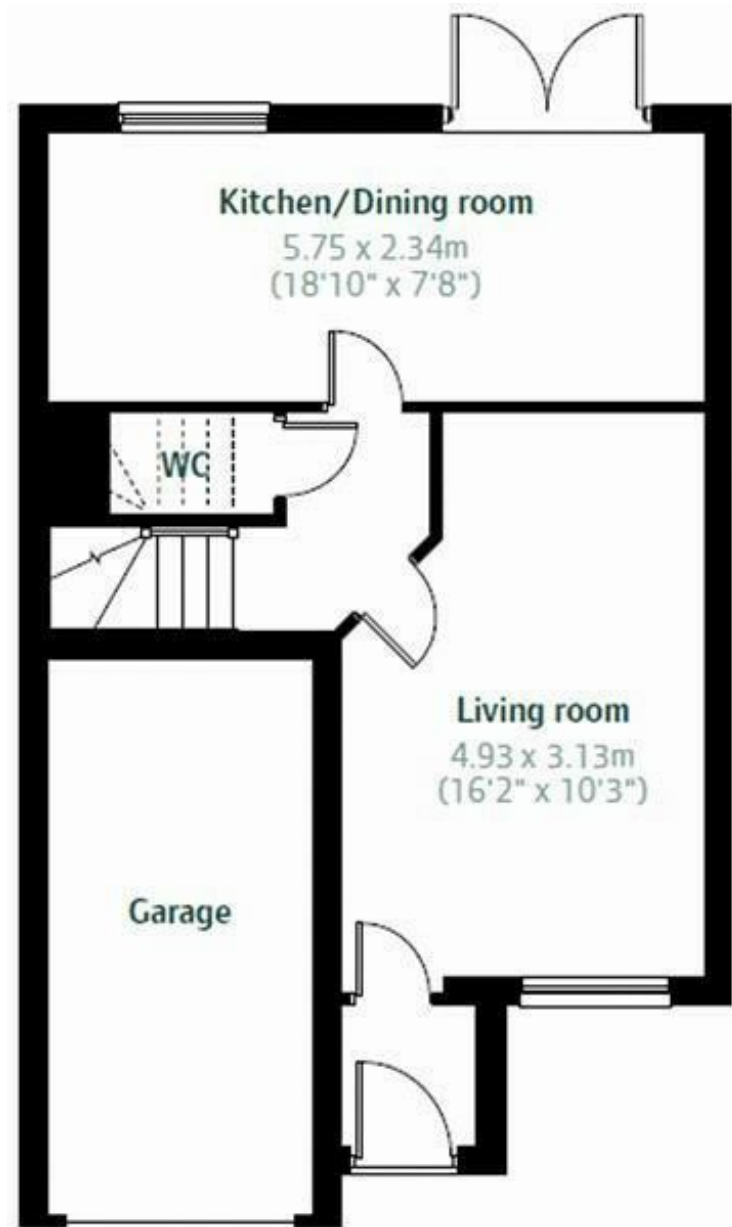
Garage
4.95m x 2.46m (16'3 x 8'1)

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FLOORPLAN:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A	83	95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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