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Paderne Newquay Road, Truro TR4 9QD

£435,000

WELCOME TO 'PADERNE' A STRIKING BRAND NEW THREE BEDROOM DETACHED HOUSE LOCATED IN THE HEART OF GOONHAVERN WITH WELL PROPORTIONED ACCOMMODATION, AMPLE DRIVEWAY PARKING AND A BEAUTIFULLY LANDSCAPED GARDEN. THIS PROPERTY ALSO HAS OUTLINE PLANNING PERMISSION FOR A TWO/THREE BEDROOM DWELLING.

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 3

FEATURES:

- BRAND NEW THREE BEDROOM FAMILY HOME
- LOCATED WITHIN THE HEART OF GOONHAVERN
- AMPLE DRIVEWAY PARKING
- FAMILY FRIENDLY AND SPACIOUS ACCOMMODATION
- PLANNING PERMISSION FOR A 2/3 BEDROOM DWELLING (PA23/06273)
- NO ONWARD CHAIN
- HIGH END LUXURY FINISH
- TEN YEAR BUILD ZONE WARRANTY

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DESCRIPTION:

Welcome to 'Paderne' an impressive, brand new detached three-bedroom family home, located right in the heart of Goonhavern, this property offers everything a modern family could wish for and is every inch as charming as the village itself.

Goonhavern offers a good range of day to day amenities including a well regarded Primary School, Public House, General Store and Garden Centre. From Goonhavern, the nearest beach is at Perranporth approximately two miles away and is renowned for its three mile stretch of golden sand, you will also find many inland and coastal walks for all abilities. Holywell Bay which is a real hidden gem is also within close proximity and the stunning vast expanse of golden sand at Crantock is also within easy reach. This village lies approximately five miles south east of the vibrant town of Newquay which offers a wide and varied range of shops, cafes and bars, not to mention some of the most stunning beaches and coastline on the north Cornish coast. The Cathedral City of Truro is around eight miles away and offers a more comprehensive range of facilities. The landscape surrounding Goonhavern comprises of beautiful countryside, farmed fields and stunning scenery all pointing towards the North Cornish coast only a few miles away.

A bright and welcoming entrance hallway with stairs to the first floor, a large under-stairs cupboard and a useful cloakroom guides you into this property. You will find the spacious, well appointed kitchen diner on the left which benefits from dual aspect windows allowing for an abundance of natural light. There's a generous range of 'on trend' shaker style cupboards with an integrated dish washer, washing machine, oven and electric hob. There's ample room for a family size dining table and space for a fridge freezer, this is a great family room with ample space for cooking, dining and relaxing.

The living room on the other side also has dual aspect windows and doors opening out to the garden. With the added luxury of a log burner, this room is cosy yet spacious.

All three bedrooms can be found on the first floor, there's two dual aspect doubles and a single. The larger of the three bedrooms features an en suite shower room and the smaller bedroom has some useful built in storage. Also, on the first floor, the family bathroom features a bath with a shower over. There's access to the loft which is part boarded.

This property has practical solid wooden flooring on the entire ground floor and good quality carpets upstairs. The decor is neutral and modern throughout. The heating is supplied by bottled gas.

Externally, there's ample gated parking at the front for up to four cars. The garden is laid mainly to lawn with some pretty, planted borders.

Within the grounds, there's planning permission for a 2/3 bedroom detached dwelling. This could potentially be changed to a double garage or smaller building subject to planning consent.

In summary, this property offers space, flexibility and a high standard of accommodation in a highly desirable and convenient location.

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Kitchen Diner
4.93m x 4.34m (16'2 x 14'3)

Lounge
4.98m x 3.84m (16'4 x 12'7)

Bedroom 1
3.84m x 3.45m (12'7 x 11'4)

En Suite
2.26m x 0.69m (7'5 x 2'3)

Bedroom 2
4.34m x 3.35m (14'3 x 11'0)

Bedroom 3
3.38m x 2.77m (11'1 x 9'1)

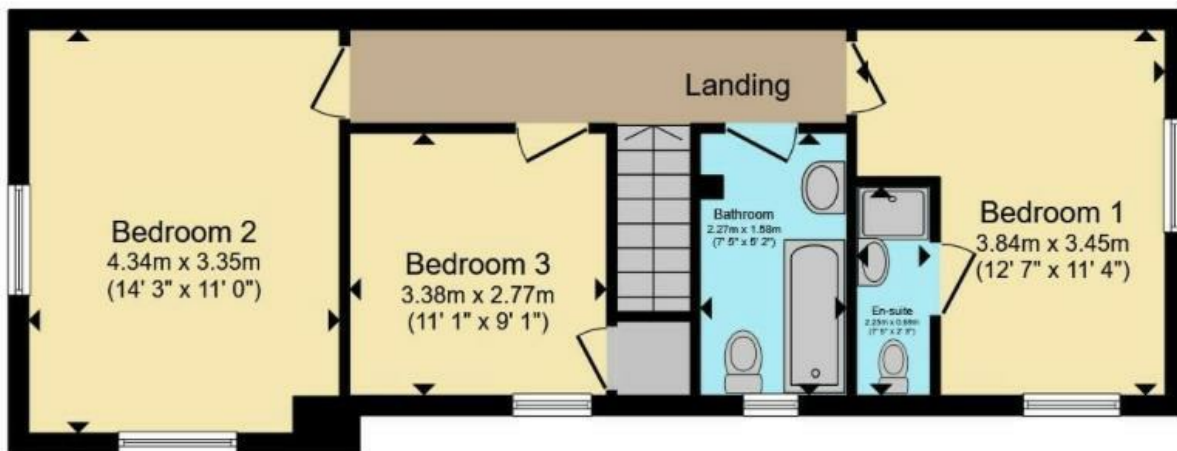
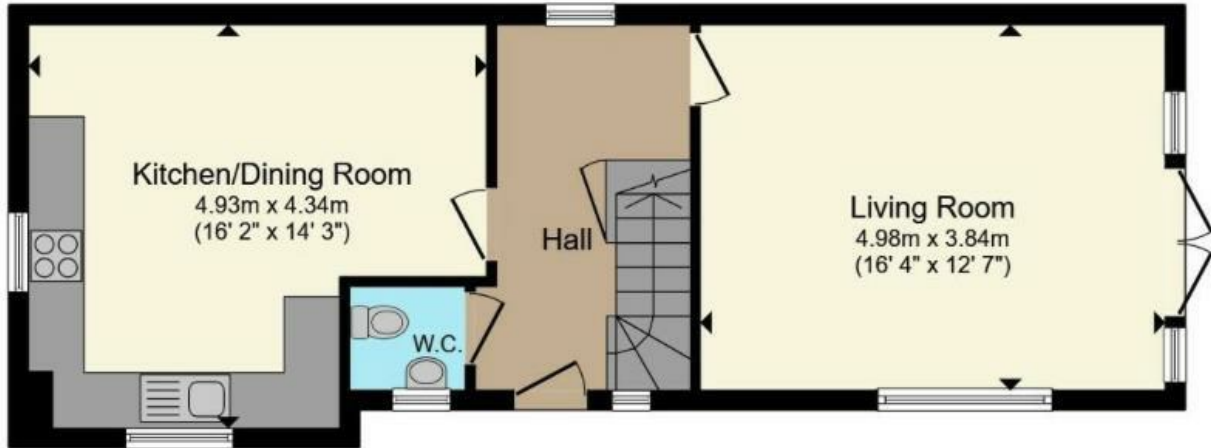
Bathroom
2.26m x 1.57m (7'5 x 5'2)

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FLOORPLAN:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(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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