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11 Stret Lowarth, Lane TR8 4GF

£269,500

A THREE BEDROOM 'HANBURY' STYLE FAMILY HOME WITH A LOFT ROOM, THREE ALLOCATED PARKING SPACES AND A NEAT, LOW MAINTENANCE GARDEN LOCATED IN THE CONVENIENTLY POSITIONED, FAMILY FRIENDLY DEVELOPMENT OF THE GOLDINGS TUCKED AWAY FROM THE BUSIER MAIN ROAD.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 2 / **BEDROOMS:** 3 / **BATHROOMS:** 3

FEATURES:

- THREE BEDROOM FAMILY HOME WITH A VERSATILE LOFT ROOM
- THREE ALLOCATED PARKING SPACES
- MAIN BEDROOM EN SUITE
- NEAT, LOW MAINTENANCE REAR GARDEN
- WELL POSITIONED OPPOSITE A GREEN AREA
- RECENTLY RE-DECORATED AND RE-CARPETED
- PRESENTED TO A BRILLIANT STANDARD
- JUST A FEW MINUTES WALK TO LIDL, MORRISONS AND MCDONALDS
- AROUND A FIVE MINUTE DRIVE TO BISHOPS SCHOOL
- THE FREEHOLD IS CURRENTLY BEING PURCHASED FROM PERSIMMON

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DESCRIPTION:

Welcome to Number Eleven Stret Lowarth, a much improved and very well presented three bedroom family home with a LOFT ROOM located in a tucked away position within The Goldings which is one of Newquay's newest and conveniently located estates. It is a great location for families within very easy access of schools, the town centre and the many beautiful beaches Newquay has to offer. Comprising of a mixture of two, three and four bedroom houses with plenty of green space and a play park, ideal for families with young children.

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 'Hanbury' style property has been much improved by the current owners who have redecorated throughout and replaced all of the carpets. Most importantly they have added a LOFT ROOM which is utilised currently as a bedroom but could offer a second reception room, a great space for teenagers or perhaps a 'work from home' area. It's presented to a great standard and sits in a convenient, tucked away part of the Goldings away from lots of passing traffic. Built in 2016, this property retains the remainder of the NHBC warranty.

An entrance hallway with stairs to the first floor and a useful downstairs wc guides you into the lounge which has a window to the front of the property. This is a great size family room with a large under stairs cupboard. At the rear, the kitchen diner spans the entire width of this home. Offering a generous range of modern gloss units with ample space for a family dining suite. Practically, there's a space for a washing machine, tumble dryer and fridge freezer. There's also an integrated dish washer, electric oven and gas hob.

All three bedrooms can be found on the first floor where there are two doubles and a single. The largest bedroom has the benefit of built in wardrobes and an en suite shower room and all have been freshly decorated and carpeted. From the first floor landing, a second staircase guides you up to the loft room which is a warm, inviting space with plenty of eaves storage on both sides and two velux windows allowing for plenty of natural light; currently utilised as a bedroom, it offers huge flexibility for the modern family. As you would expect, the main bathroom on the first floor is beautifully presented with a bath complimented by modern, fresh tiling.

This family home has the benefit of gas central heating powered by a combination boiler located in the kitchen. The windows are Upvc double glazed.

Externally, at the rear the garden is enclosed and sheltered offering a good degree of privacy with a lawned area, a patio and a garden shed.. There are three allocated parking spaces at the front of the property.

Agent's note: This property is held on a 999 year lease with 991 years remains. The combined ground rent and service charge is £150.00 per annum.

PLEASE NOTE, THE CURRENT OWNERS ARE IN THE PROCESS OF PURCHASING THE FREEHOLD FROM PERSIMMON. THIS WILL BE IN PLACE BEFORE COMPLETION OF A SALE.

In summary, this brilliant family home is 'turn key ready' with many family friendly amenities within a few minutes and the additional loft room making it very appealing to the family market.

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Hallway
3.07m x 1.12m max (10'1 x 3'8 max)

Cloakroom
1.68m x 0.94m (5'6 x 3'1)

Lounge
4.37m x 3.53m (14'4 x 11'7)

Kitchen Diner
4.67m x 2.69m (15'4 x 8'10)

Bedroom 1
3.56m x 2.87m (11'8 x 9'5)

Bedroom 2
2.62m x 2.31m (8'7 x 7'7)

Bedroom 3
2.31m x 1.93m (7'7 x 6'4)

Bathroom
1.75m x 1.68m (5'9 x 5'6)

En Suite
1.75m x 1.63m (5'9 x 5'4)

Loft Room
4.67m x 3.56m (15'4 x 11'8)

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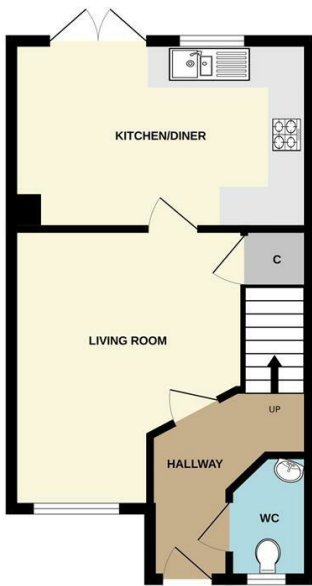
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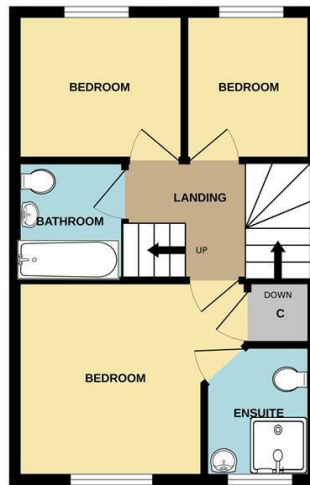
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FLOORPLAN:

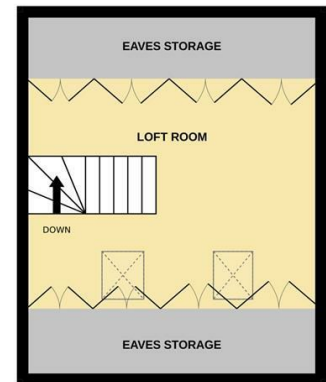
GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



2ND FLOOR
288 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA: 1048 sq.ft. (97.3 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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Energy Efficiency Rating	
Current	Potential
83	96
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
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.

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