

## 15 Carriage Parc, Goonhavern, Truro, TR4 9QW



### **AN IMMACULATE AND BESPOKE 1900 SQFT 4 BEDROOM DETACHED FAMILY HOME WITH A VERY PRIVATE SOUTH FACING LEVEL GARDEN, A LARGE DOUBLE GARAGE AND A GENEROUS PARKING DRIVEWAY IN THE VILLAGE OF GOONHAVERN BETWEEN NEWQUAY AND TRURO.**

- Spacious detached family home
- Quiet favoured cul-de-sac in village
- 4 Double Bedrooms (1 En-suite)
- Dual aspect lounge and separate dining room
- Spacious entrance hall and landing
- Oil c/h, double glazing
- LARGE DOUBLE GARAGE AND LARGE GRAVEL DRIVE
- Immaculate throughout
- Level private South facing rear garden
- IMMEDIATE POSSESSION - NO CHAIN

**Price £650,000 Freehold**



This delightful, calming family home is situated in the quiet popular neighbourhood village of Goonhavern, situated between Newquay and Truro. This well presented house is approached via a newly laid level front garden with mature palms adjacent to a wide and deep gravelled private drive for parking several cars and leading to the double garage. The entrance porch opens via double oak and glass doors into a spacious and welcoming central entrance hall which provides access to all the key ground floor rooms. The hall flows into the rear dining room and out to the garden with double doors. The dining room also links nicely to the well fitted modern kitchen with walk in pantry/utility. The spacious lounge has windows both to the front and rear and is entirely separate from the dining room and kitchen areas. There is a useful downstairs additional wc and separate cloakroom storage cupboard.

The exceptionally wide landing is light and open and leads to 4 double bedrooms, including a generous master suite with seating area and an en-suite shower room. A family, double sinked bathroom completes the first floor accommodation.

The large double garage houses the oil boiler and has a useful side door providing access to the side path and into the rear garden which is extremely private, level and sunny with doors off the rear dining room onto a large level patio.

All in all, a delightful and spacious modern home in a generous plot a short walk from the village shop, post office, pub, local primary school and refurbished village play area, providing good vehicular access to Perranporth, Newquay and Truro. This immaculate property is available with immediate vacant possession and no onward chain for an uncomplicated and stress-free move.

#### ACCOMMODATION SIZES

**PORCH**  
2.47m x 1.1m (8'1 x 3'7)

**HALLWAY**  
2.47m x 4.82m (8'1 x 15'9)

**LIVING ROOM**  
3.79m x 6.64m (12'5 x 21'9)

**DINING ROOM**  
3.57m x 3.31m (11'8 x 10'10)

**KITCHEN**  
4.05m x 2.83m (13'3 x 9'3)

**PANTRY**  
2.59m x 1.13m (8'6 x 3'8)

**WC**  
2.44m x 1.15m (7'11 x 3'9)

**GARAGE**  
5.06m x 5.52m (16'7 x 18'1)

**LANDING**  
2.45m x 4.70m (8'0 x 15'5)

**BEDROOM 1**  
5.14m x 5.10m (16'10 x 16'8) L-Shaped

**EN-SUITE**  
2.50m x 1.68m (8'2 x 5'6)

**BEDROOM 2**  
3.73m x 3.11m (12'2 x 10'2)

**BEDROOM 3**  
3.25m x 2.88m (10'7 x 9'5) plus wardrobes

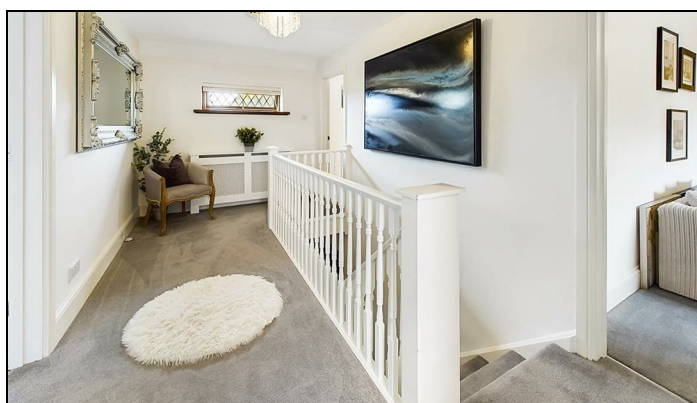
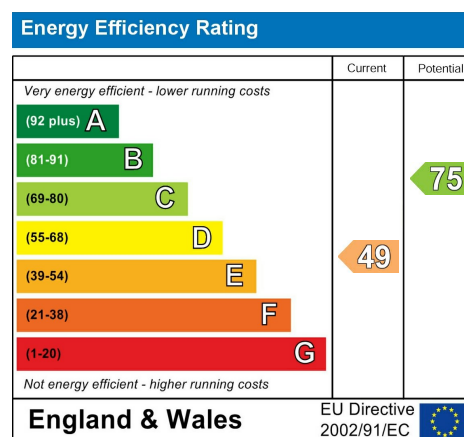
**BEDROOM 4**  
4.04m x 2.83m (13'2 x 9'3)

**BATHROOM**  
3.57m x 1.82m (11'8 x 5'11)

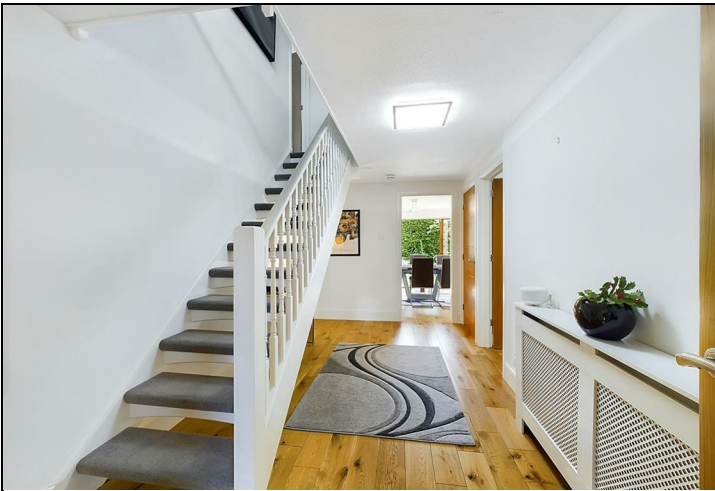
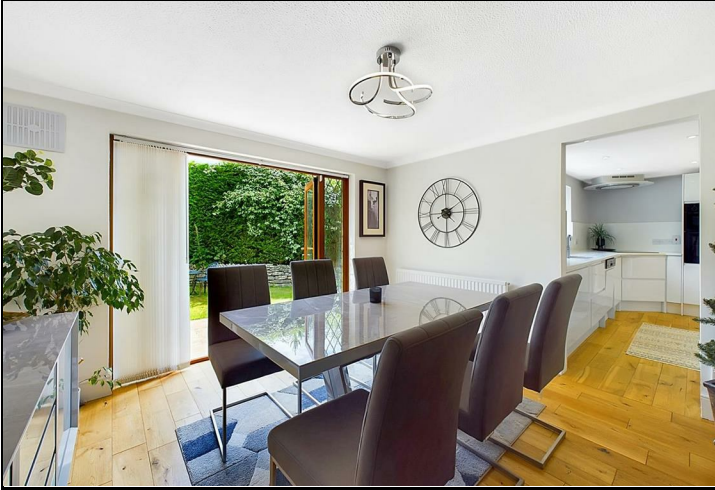
**TENURE**  
Freehold

**SERVICES**  
Mains electricity, water and drainage. Oil tank.

**COUNCIL TAX**  
Band E









**Approximate total area<sup>1)</sup>**  
 178.09 m<sup>2</sup>  
 1916.96 ft<sup>2</sup>

**Reduced headroom**  
 3.34 m<sup>2</sup>  
 35.98 ft<sup>2</sup>

(1) Excluding balconies and terraces

[ ] Reduced headroom  
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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