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58 Stret Avalennek, Lane TR8 4QZ

£275,000

THIS BRILLIANT THREE-BEDROOM FAMILY HOME OFFERS EXCEPTIONALLY WELL-PRESENTED ACCOMMODATION THROUGHOUT, WITH A LARGER-THAN-AVERAGE MATURE PRIVATE GARDEN, DOUBLE PARKING AND ONE OF THE FINEST EXAMPLES OF THE SOUGHT-AFTER "HANBURY" DESIGN ON GOLDINGS. TUCKED AWAY AT THE END OF A CUL-DE-SAC, IT ENJOYS A QUIETER POSITION AWAY FROM PASSING TRAFFIC.

PROPERTY TYPE: House

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 2

FEATURES:

- EXCEPTIONAL THREE BEDROOM HANBURY STYLE HOME
- ALLOCATED PARKING FOR TWO CARS
- LARGER THAN AVERAGE VERY WELL ESTABLISHED REAR GARDEN
- MAIN BEDROOM EN SUITE
- TUCKED AWAY FROM PASSING TRAFFIC
- IMMACULATELY WELL PRESENTED
- WALKING DISTANCE TO LOCAL SCHOOLS, PARKS AND SHOPS
- NO ONWARD CHAIN

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DESCRIPTION:

Welcome to Number 58 Stret Avalennek, a superb example of the ever-popular Hanbury design and, in our opinion, one of the finest properties of its type we have seen within The Goldings. Ideally positioned within this highly sought-after development, the property offers a welcoming community atmosphere while being exceptionally well placed for local amenities and attractions.

Within easy walking distance are two large supermarkets, Bishops School, Trenance Gardens and the boating lake, along with Newquay's excellent recreational facilities including Waterworld, Newquay Zoo and Concrete Waves. The town centre and world-renowned beaches are also just over a mile away.

The property opens into a bright and welcoming entrance hall with stairs rising to the first floor, a useful cloakroom and access into the lounge. This is a comfortable and inviting room, filled with natural light and offering plenty of space for generous sofas and additional furnishings. A useful built-in storage cupboard adds further practicality.

To the rear is the impressive kitchen/dining room, designed perfectly for modern family life and with direct access onto the garden. The kitchen is fitted with a comprehensive range of contemporary shaker-style units, with space for a dishwasher, washing machine and fridge freezer, together with an integrated oven and gas hob. There is ample room for a dining table, while the wide patio doors bring plenty of natural light into the room and open directly onto the patio. During the warmer months, the doors can be opened to create a fantastic connection between the kitchen, dining space and garden, making this an ideal area for entertaining and socialising.

Upstairs, there are three well-proportioned bedrooms, including two comfortable doubles and a generous single. The principal bedroom benefits from a smart en-suite shower room, while the family bathroom is equally well presented with a bath, shower over and attractive grey tiled finishes.

The property has been lovingly maintained from new and is presented in excellent condition throughout, with quality flooring, tasteful décor and a genuine turn-key finish. The remainder of the 10-year new home warranty also provides additional peace of mind for the next owners.

Further benefits include gas-fired central heating via a combination boiler located in the kitchen and UPVC double glazing throughout. The Goldings is also maintained through an annual communal estate charge of approximately £180.

Outside, the property continues to impress. To the front is allocated parking for two cars, a particularly desirable feature within The Goldings, together with side access leading to the rear garden.

The rear garden is larger than average and has been attractively landscaped to provide a private and enjoyable outdoor space. There is a generous lawned area, a good selection of mature plants and shrubs, patio seating and a useful garden shed.

Overall, Number 58 is an exceptionally well-presented home offering stylish and practical accommodation in a highly desirable position. With its larger than average garden, two allocated parking spaces and excellent presentation throughout, this is a particularly impressive example of the Hanbury design.

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Cloakroom

1.70m x 0.91m (5'7 x 3'0)

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Lounge

4.34m x 3.61m (14'3 x 11'10)

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Kitchen Diner

4.62m x 2.72m (15'2 x 8'11)

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Bedroom 1

3.58m x 2.90m (11'9 x 9'6)

..

En Suite

2.51m x 1.63m (8'3 x 5'4)

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Bedroom 2

2.77m x 2.31m (9'1 x 7'7)

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Bedroom 3

2.31m x 1.78m (7'7 x 5'10)

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Bathroom

1.80m x 1.78m (5'11 x 5'10)

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Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

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Items shown in photographs are not included unless specifically mentioned in the sales particulars.

All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

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FLOORPLAN:



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 misstatement. 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
Very energy efficient - lower running costs	(92-100) A		96
	(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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