

## 8 Kew Carrek, Goonhavern, Truro, TR4 9FY



**IMMACULATE CONDITION THROUGHOUT | SUNNY PRIVATE LANDSCAPED REAR GARDEN | Semi-detached 3 bedroom family home in stunning condition with occupying a quiet position of this popular development in Goonhavern.**

- Excellent condition with quality fittings throughout
- Enclosed low maintenance fully landscaped private rear garden
- Fine plot overlooking neighbouring countryside
- Popular village location between Newquay and Truro
- 2 allocated parking spaces with ample on street parking
- Open plan kitchen diner opening onto the rear garden

**Reduced £320,000 Freehold**



Kew Carrek is located on a recently completed development (2019) on the edge of Goonhavern. Goonhavern is a very popular village due to it's proximity to the beaches Newquay and Perranporth have to offer with also being a short drive to Truro city centre. Just a 5 minute walk from the very popular garden centre and other amenities on offer, it's ideal for couples looking to buy a family home in the village.

From the front door, the property enters into a spacious entrance hall with karndeian flooring running throughout the ground floor. A spacious lounge with lots of light and understairs storage provides access to the rear kitchen diner. The kitchen has a wide range of floor and wall mounted gloss white fronted kitchen units with recesses for all expected white goods as well as an integral oven and hob. This room also provides ample room for a dining table, a further storage cupboard, access to the rear garden and downstairs WC.

To the first floor are 2 large double bedrooms and a generous 3rd single bedroom which benefits from fitted wardrobes. The bathroom has a bath with shower over, pedestal basin and low level WC with a nice textured tiled surround.

Outside to the front the property has a separate driveway with tandem parking for 2 vehicles. An access gate to the rear provides access to the garden which has been professionally landscaped. Directly from the rear door there is a Brazilian natural slate patio with a block built flower boarder with steps leading to a raised garden. The garden has mainly been laid to decorative aggregate with slate stepping stones leading to another seating area which enjoys most of the day and evening sun.

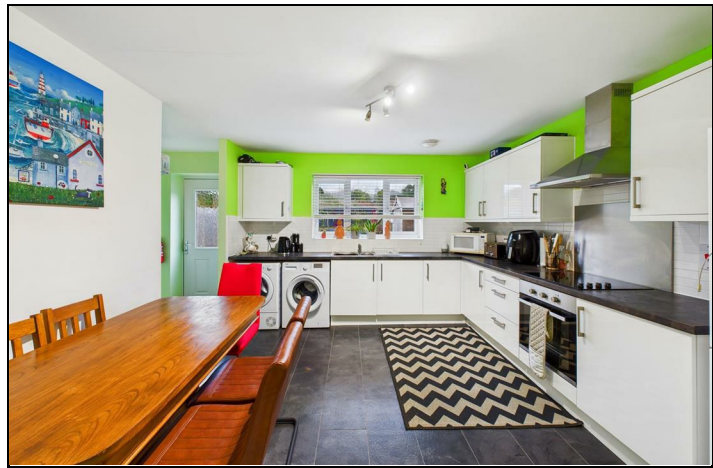
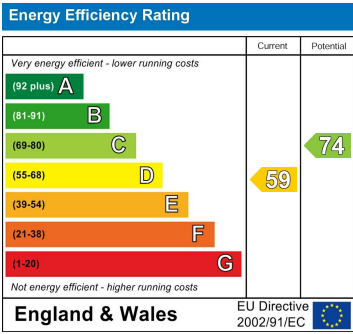
SERVICES

Mains water, drainage and electric heating

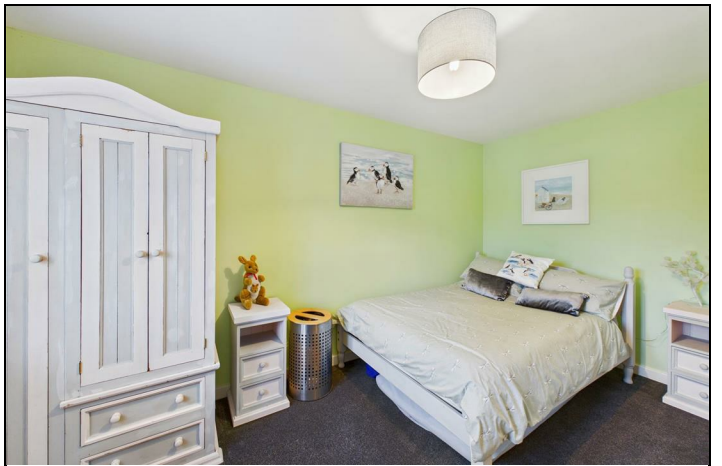
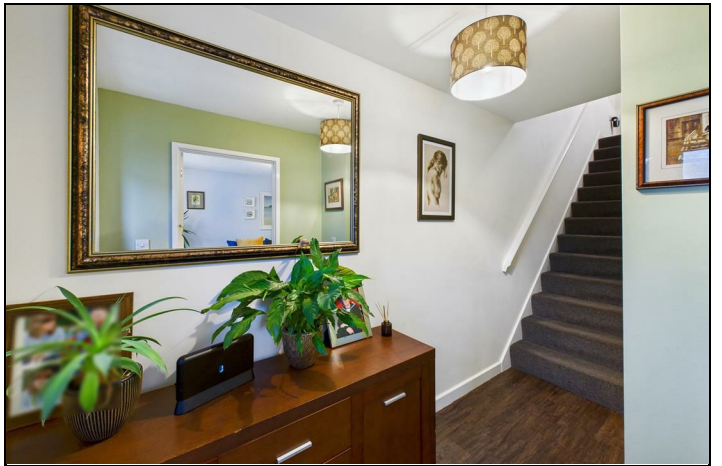
TENURE

Freehold. There is an estate management fee of £150 per annum

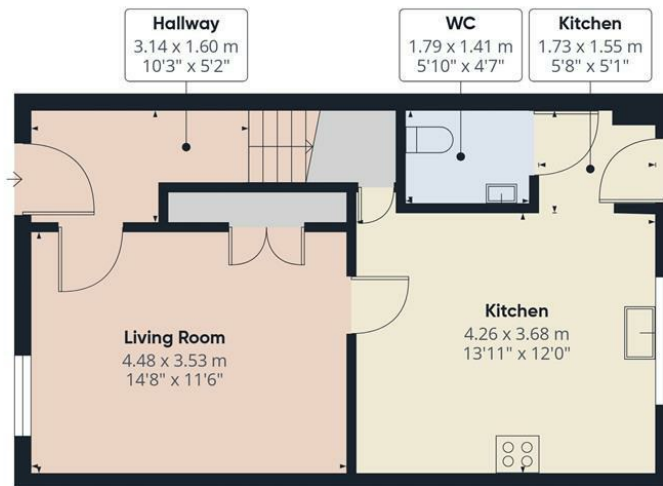
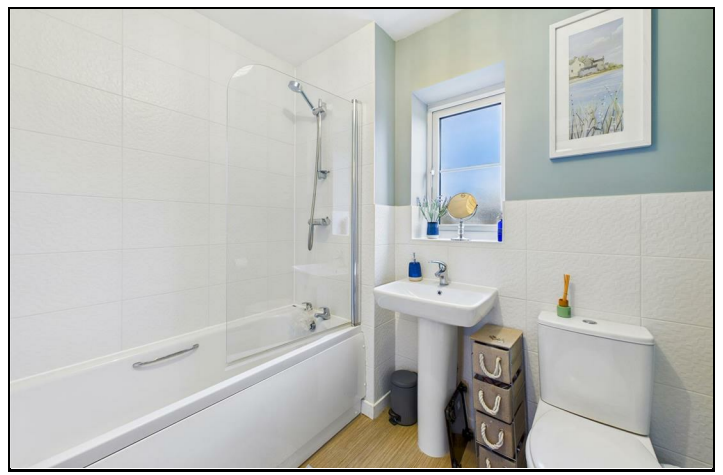
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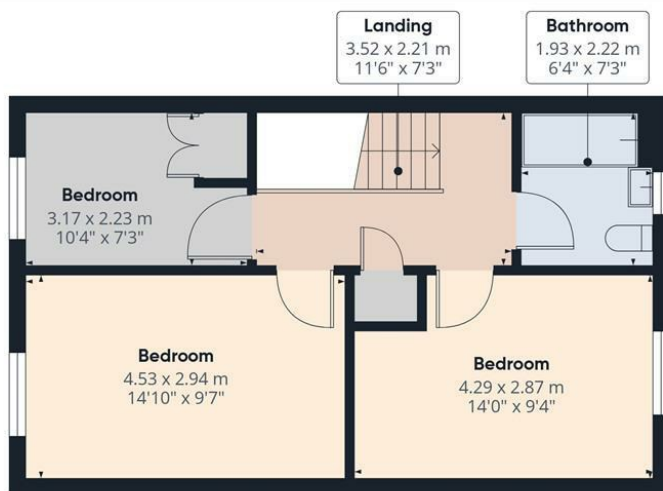








Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

86.6 m<sup>2</sup>  
931 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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