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5 Park Matilda, St. Agnes TR5 0AQ

£635,000

AN EXCEPTIONAL FIVE DOUBLE BEDROOM FAMILY HOME WITH THREE EN SUITE BEDROOMS, AMPLE PARKING, A DOUBLE GARAGE AND A LOW MAINTENANCE, FULLY ENCLOSED REAR GARDEN LOCATED WITHIN WALKING DISTANCE OF ONE OF CORNWALL'S MOST DESIRABLE COASTAL VILLAGES... THIS PROPERTY IS PERFECT FOR FAMILY LIFE BY THE SEA!

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / BEDROOMS: 5 / BATHROOMS: 5

FEATURES:

- DETACHED FIVE BEDROOM FAMILY HOME
- DOUBLE GARAGE AND AMPLE DRIVEWAY PARKING
- LOCATED JUST ON THE EDGE OF THE VILLAGE
- LOW MAINTENANCE AND VERY PRIVATE REAR GARDEN
- LOG BURNER
- THREE ENSUITE BEDROOMS
- OPEN RURAL VIEWS
- PLENTY OF GREEN SPACE WITHIN THE DEVELOPMENT
- LOCATED JUST MINUTES FROM ONE OF CORNWALL'S MOST DESIRABLE COASTAL VILLAGES
- THE ULTIMATE MODERN FAMILY HOME!

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DESCRIPTION:

THE LOCATION:

Welcome to Number Five Park Matilda, a grand, detached three storey family home with rural views at the rear and a green at the front This property is presented to a high standard with natural light and space in abundance. ideal for families looking for a home in the beautiful village of St Agnes.

The thriving village of St Agnes is steeped in history and has quickly become one of the most desirable seaside locations on the north coast of Cornwall. It retains plenty of charm with a plentiful range of amenities including a Post Office, a butchers, bakers, various bars and cafes and many independent shops. Popular with surfers and walkers alike, there's plenty of coastal walks to explore with Trevaunance Cove and Chapel Porth just a few minutes away. The A30 is approximately two miles away providing easy links to Truro, Newquay, Bodmin and St Austell.

THE PROPERTY:

This is a house you will be proud to call home! The current owners have lovingly cared for their home which offers plenty of space even for a large family, ample driveway parking, a neat, private and low maintenance rear garden and a double garage.

An entrance hallway with stairs to the first floor guides you into this gorgeous property. On the right, you will find a utility/WC with plenty of storage for coats and shoes. On the other side, the kitchen opens into an L-shaped lounge diner which has triple aspect windows allowing for plenty of natural light at all times of the day. The kitchen offers a good range of shaker style units with an electric double oven and gas hob, an integrated dish washer, washing machine and fridge freezer all complimented by solid wood work tops.

With ample space for entertaining, dining and relaxing, the lounge diner opens to the rear garden and has a useful storage area under the stairs and a log burner, perfect to relax in front of on those cosy winter afternoons after a long coastal walk. This whole space encourages connection, ideal for families with younger children.

On the first floor, you will find three of the double bedrooms, one with an ensuite shower room and also a family bathroom. The bedroom at the rear enjoys far reaching rural views and one of the front bedrooms is currently utilised as a study. Off from the landing area, you will find a large storage cupboard with the high pressure water tank and an additional cupboard with shelving.

On the second floor, you will find the two remaining double bedrooms both with the luxury of en suite shower rooms. The main bedroom is exceptionally large with a real feel of luxury and a Juliet balcony to the rear.

This property has LPG heating, individually metered and sourced from a central tank within the development, (Our vendors pay around £50.00 pcm.) There's a freehold management charge of around £20.00 pcm which covers such things as the maintenance of the green areas, cleaning of the pond and tree maintenance.

Externally, at the front, the garden is pretty and private with some attractive Blossom trees and a lawned area, there's ample driveway parking for multiple cars and access to the double garage which has plenty of storage in the roof.

At the rear, the garden is private and fully enclosed, a particularly sheltered spot to enjoy the sun laid with composite decking.

In summary, this really is the ultimate family home, ticking all the boxes for modern family living in a superb and very well regarded location within walking distance of the quaint village of St Agnes.

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Kitchen
3.56m x 2.72m (11'8 x 8'11)

Lounge Diner
7.42m x 5.03m (24'4 x 16'6)

Utility/Store
2.64m x 2.29m (8'8 x 7'6)

First Floor Bedroom/Study
2.82m x 2.21m (9'3 x 7'3)

First Floor Bedroom
4.52m x 2.87m (14'10 x 9'5)

First Floor Bedroom
4.27m x 2.82m (14'0 x 9'3)

En Suite
2.31m x 1.93m (7'7 x 6'4)

Family Bathroom
2.82m x 2.08m (9'3 x 6'10)

Second Floor Bedroom
4.57m x 2.87m (15'0 x 9'5)

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

Second Floor Bedroom
7.44m x 3.07m (24'5 x 10'1)

En Suite
2.31m x 1.93m (7'7 x 6'4)

Double Garage
6.07m x 5.05m (19'11 x 16'7)

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FLOORPLAN:



Total approx floor area: 2149.4 ft² (199.7 m²)
 Ground Floor: 957.0 ft² (88.9 m²)
 1st Floor: 596.2 ft² (55.4 m²)
 2nd Floor: 596.2 ft² (55.4 m²)

| Energy Efficiency Rating | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | 100 |
| (92-100) A | | |
| (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 | | |
| (02 plus) 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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