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4 Kew An Prysk, Newquay TR8 4RD

£240,000

AN IMMACULATE TWO DOUBLE BEDROOM SEMI DETACHED HOUSE WITH A NEAT, LOW MAINTENANCE GARDEN AND TWO ALLOCATED PARKING SPACES IDEAL FOR FIRST TIME BUYERS AND INVESTORS WITHIN THE CONVENIENTLY LOCATED DEVELOPMENT OF 'THE GOLDINGS' ON THE EDGE OF NEWQUAY.

PROPERTY TYPE: House - Semi-Detached

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

FEATURES:

- IMMACULATE TWO BEDROOM HOME
- IDEAL FOR FIRST TIME BUYERS
- NEAT, LOW MAINTENANCE GARDEN
- IMMACULATELY PRESENTED
- HOT TUB AVAILABLE BY SEPARATE NEGOTIATION
- ALL MAINS SERVICES
- CONVENIENTLY LOCATED
- REMAINDER OF NEW HOMES WARRANTY
- GREAT INVESTMENT PROPERTY

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DESCRIPTION:

The Goldings is a conveniently positioned new development on the outskirts of Newquay. It is a great location for families with very easy access to schools, the town centre and the many beautiful beaches Newquay has to offer. Morrisons and Lidl supermarkets are within a 5 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 four year old property is presented to the highest standard we have seen on this estate and sits on the edge of the estate away from passing traffic. It also has the advantage of having two allocated parking spaces directly outside and a neat, low maintenance garden. Built in 2019, this property has been well looked after by the current owners, it really is immaculately presented throughout with an abundance of natural light flooding through the property adding to the modern, fresh feel created by the decor.

An entrance hallway with stairs to the first floor and a useful cloakroom guides you into the lounge which has a window to the front of the property. This is a great size family room. At the rear, the kitchen diner spans the entire width of this home. Offering a good range of contemporary white matt units complimented by wood effect worktops this kitchen is simply gorgeous. There is ample space for dining and doors to the rear. Practically, there is a fully integrated appliance pack including a fridge freezer, washing machine, dish washer, electric oven and gas hob.

Both bedrooms can be found on the first floor, there's one at the front and one at the rear. The largest bedroom has the benefit of a useful cupboard. Both bedrooms are decorated and carpeted to a very high standard. From the landing area, there is access to the partly boarded loft.

As you would expect, the main bathroom is beautifully presented with a bath and shower over, complimented by modern, fresh tiling.

This gorgeous family home has the benefit of gas central heating powered by a combination boiler located in the kitchen. The windows are Upvc double glazed and there are six years remaining on the new homes warranty. At The Goldings, there is a freehold management charge of around £150.00 per year.

Externally, at the rear the garden has been beautifully landscaped, is neat and low maintenance. There's an area of astro turf, a garden shed and a hot tub available by separate negotiation. The garden has been carefully thought out and planned to ensure it is a low maintenance area to enjoy the sun and entertain friends and family al fresco!

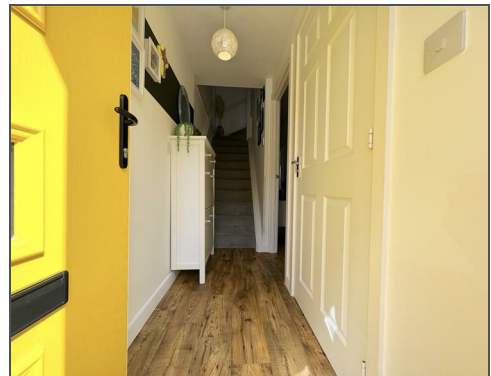
At the front there are two parking spaces directly outside the front of the property.

In summary, this awesome home is turn key ready! It really is immaculate inside and out... a real credit to the current owners and ideal for investors and first time buyers.

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Hallway
2.74m x 1.02m (9'0 x 3'4)

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Cloakroom
1.42m x 0.91m (4'8 x 3'0)

.

Lounge
4.60m x 2.77m (15'1 x 9'1)

.

Kitchen Diner
3.81m x 2.46m (12'6 x 8'1)

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Bedroom 1
3.81m x 2.46m (12'6 x 8'1)

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Bedroom 2
3.81m x 2.59m (12'6 x 8'6)

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Bathroom
2.54m x 1.70m (8'4 x 5'7)

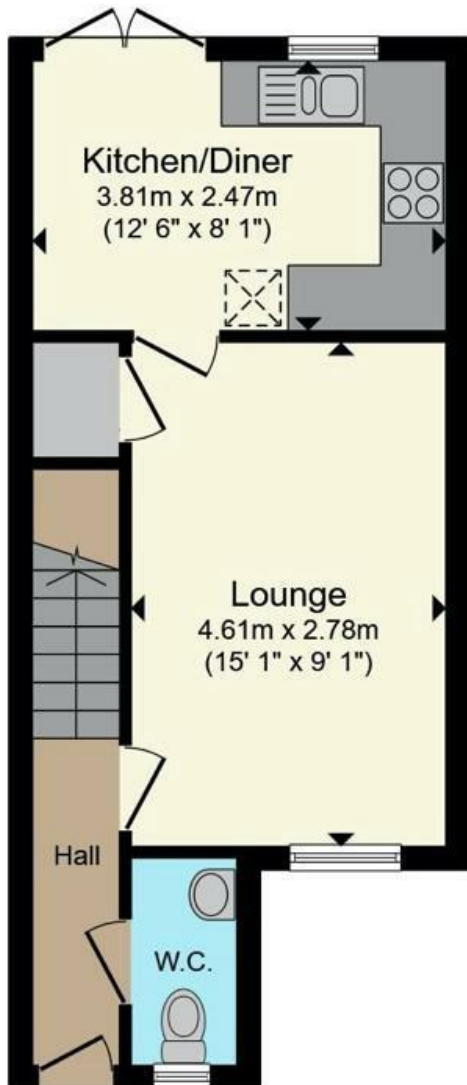
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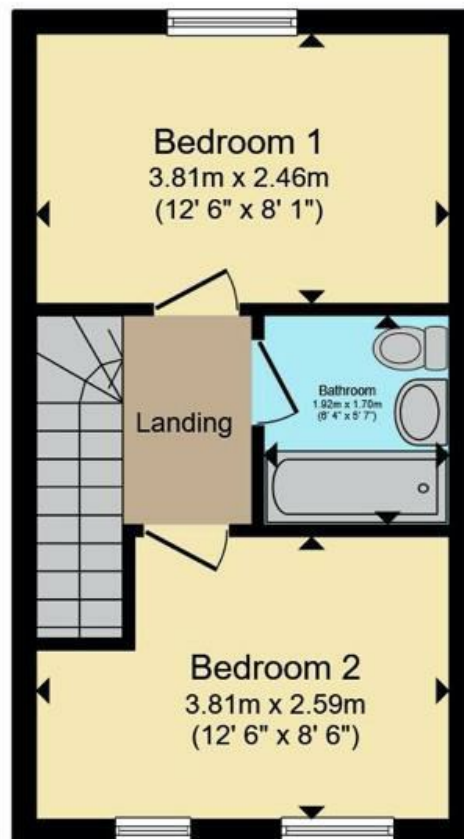
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FLOORPLAN:



Ground Floor



First Floor

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92-100) A | | 97 |
| | (81-91) B | | 83 |
| | (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 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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