

"Estate Agency is evolving...evolve with us"



9 Kerdhva Treweythek, Newquay TR8 4GA

£255,000

A BRILLIANT EXAMPLE OF A THREE BEDROOM 'HANBURY' STYLE FAMILY HOME LOCATED IN A CONVENIENT PART OF THE GOLDINGS DEVELOPMENT WITH AN ENCLOSED, PRIVATE, BEAUTIFULLY LANDSCAPED GARDEN AND ALLOCATED PARKING FOR TWO CARS.

PROPERTY TYPE: House - Semi-Detached

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

FEATURES:

- THREE BEDROOM 'HANBURY' STYLE FAMILY HOME
- PRESENTED TO A SUPERB STANDARD
- BEAUTIFULLY LANDSCAPED GARDEN WITH A BUILT IN BBQ
- CONVENIENTLY LOCATED ON THE EDGE OF THE ESTATE
- MAIN BEDROOM EN SUITE
- TWO ALLOCATED PARKING SPACES
- POPULAR, FAMILY FRIENDLY AREA

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

"Estate Agency is evolving...evolve with us"



DESCRIPTION:

Welcome to Number Nine Kerdhva Treweythek, a very well presented three bedroom 'Hanbury' style home. This brilliant family friendly property is perfect for first time buyers and smaller families with well proportioned accommodation and a low maintenance beautifully landscaped garden.

Conveniently positioned within the popular Goldings development on the edge of Newquay, this property offers easy access in and out of Newquay just a mile and a half from the main town centre and many beaches. Within a few minutes walk you will find an array of amenities including a Morrisons supermarket, a Lidl and a McDonald's. A little further down the road is Prow Park which offers a great range of take aways, a hair/beauty salon and various other amenities including a gym. In the other direction is the locally renowned Farm Shop just a few minutes on foot where you can buy a tasty pasty and various other delights! There's a well kept green area and children's play area within the estate.

Built in 2016, this property has been well looked after and lovingly cared for by the current owners. It is beautifully decorated throughout with immaculate, good quality carpets and floor coverings. There is 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 with a large under stairs cupboard. At the rear, the kitchen diner spans the entire width of this home. Offering a generous range of modern white gloss units with ample space for a family dining suite. Practically, there's a space for a washing machine and fridge freezer with plumbing for a dish washer in one of the cupboards. There's also an integrated electric oven and gas hob.

All three bedrooms can be found on the first floor where there are two doubles and a single. The largest bedroom has the benefit of a built in cupboard and an en suite shower room. Also on the first floor, there is an airing cupboard and access to the loft which has a pull down ladder and is boarded.

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 two years remaining on the NHBC new homes warranty.

Externally, at the rear the garden is enclosed and sheltered offering a patio area off from the kitchen ideal for a coffee in the morning sun. It has been beautifully landscaped offering a good sized astro-turfed area over two levels, a garden shed and a built in BBQ. There are two allocated parking spaces belonging to this property. There's an access lane leading to the front from the garden.

In summary, this brilliant family home is ready to move into. It's a great 'turn key ready' property with many family friendly amenities within a few minutes.

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

"Estate Agency is evolving...evolve with us"



Hallway
2.34m x 1.12m (7'8 x 3'8)

.

Cloakroom
1.68m x 0.91m (5'6 x 3'0)

.

Kitchen Diner
4.67m x 2.69m (15'4 x 8'10)

.

Lounge
4.34m x 3.68m (14'3 x 12'1)

.

Bedroom 1
3.66m x 2.90m (12'0 x 9'6)

.

En Suite
1.93m x 1.63m (6'4 x 5'4)

.

Bedroom 2
2.82m x 2.31m (9'3 x 7'7)

.

Bedroom 3
2.31m x 1.78m (7'7 x 5'10)

.

01637 877754

info@momovenewquay.co.uk

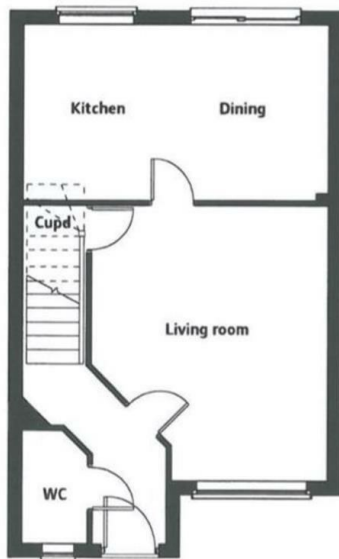
www.momove.co.uk

"Estate Agency is evolving...evolve with us"

FLOORPLAN:

The Hanbury Floorplan

[View in fullscreen](#)

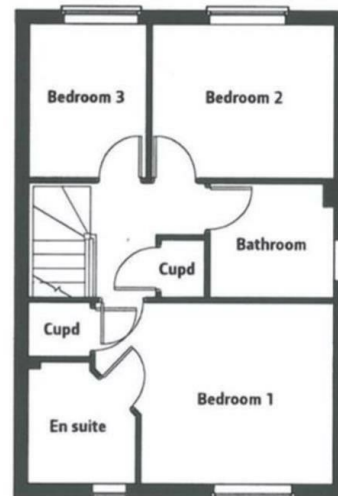


Ground floor

Kitchen/dining room
15'4" x 8'10"
(4.68m x 2.69m)

Living room
14'3" x 12'1"*
(4.35m x 3.69m)*

*Maximum room dimensions



First floor

Bedroom 3
7'7" x 5'10"
(2.32m x 1.78m)

Bedroom 2
9'3" x 7'7"
(2.81m x 2.32m)

Bathroom
6'1" x 5'11"
(1.86m x 1.81m)

Bedroom 1
12'0" x 9'6"*
(3.65m x 2.90m)*

En suite
6'4" x 5'4"*
(1.94m x 1.63m)*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		96
	(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk