

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



33 Stret Avalennek, Newquay TR8 4QZ

£275,000

THIS EXCEPTIONAL THREE-BEDROOM FAMILY HOME OFFERS BEAUTIFULLY PRESENTED ACCOMMODATION THROUGHOUT. FEATURING A LOW-MAINTENANCE LANDSCAPED GARDEN, DOUBLE PARKING TO THE FRONT, AND ONE OF THE FINEST EXAMPLES OF THE SOUGHT-AFTER "HANBURY" DESIGN ON THE GOLDINGS.

PROPERTY TYPE: House - End Terrace

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

FEATURES:

- GORGEOUS THREE BEDROOM 'HANBURY' STYLE HOME
- DOUBLE PARKING AT THE FRONT
- WESTERLY FACING LANDSCAPED GARDEN
- EXTENDED PATIO AND FAR REACHING RURAL VIEWS
- IMMACULATELY PRESENTED
- REMAINDER OF THE NEW HOMES WARRANTY
- WALKING DISTANCE TO LOCAL SCHOOLS, PARKS AND SHOPS
- MAIN BEDROOM EN SUITE

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

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



DESCRIPTION:

Welcome to Number Thirty Three Stret Avalennek, a superb example of the ever-popular Hanbury design and undoubtedly one of the finest properties of its type we have seen within this sought-after development. Situated in The Goldings, one of Newquay's most desirable residential neighbourhoods, the property enjoys a welcoming community atmosphere while remaining exceptionally convenient for a wide range of amenities. Within easy walking distance are two large supermarkets, Bishops School, Trenance Gardens, the boating lake, and the fantastic recreational facilities including Waterworld, Newquay Zoo and Concrete Waves. Newquay's vibrant town centre and its world-renowned beaches are just over a mile away.

Stepping inside, you are greeted by a bright and welcoming entrance hall with stairs rising to the first floor, a useful cloakroom, and access through to the lounge. The lounge is a stylish and comfortable living space, filled with natural light and offering plenty of room for generous sofas and additional furnishings. A practical built-in storage cupboard further enhances the functionality of the room.

Positioned at the rear of the property is the impressive kitchen/dining room, a fantastic space designed with modern family living in mind and enjoying direct access to the garden. The kitchen is beautifully fitted with a comprehensive range of contemporary light grey units and a full suite of integrated appliances, including an oven, hob, extractor, dishwasher, washer dryer and fridge freezer. There is ample space for family dining, while the patio doors flood the room with natural light. During the warmer months, opening the doors creates a wonderful connection between the interior and the generous patio, making it ideal for entertaining and everyday living alike.

The first floor offers three well-proportioned bedrooms, comprising two comfortable doubles and a generous single bedroom. The principal bedroom benefits from a beautifully presented en-suite shower room, while the immaculate family bathroom is equally well appointed with a bath, shower over and attractive grey tiled finishes. Throughout the home, the standard of presentation is exceptional, with quality flooring and tasteful décor creating a stylish, move-in-ready finish. Lovingly maintained from new, the property also benefits from the remainder of its 10-year new home warranty, providing valuable peace of mind for the next owners.

Further practical benefits include gas-fired central heating supplied by a combination boiler located in the kitchen, together with UPVC double glazed windows throughout. The Goldings also benefits from a well-maintained communal environment, with an annual estate charge of £180.00.

Outside, the property is equally impressive. To the front there's allocated parking for two cars, a relatively rare and highly desirable feature within The Goldings, together with side access leading to the rear garden. The westerly-facing rear garden has been attractively landscaped to create a private and enjoyable outdoor space, featuring an extended patio, a level lawn, plenty of well established plants and high boundary fencing that provides an excellent degree of privacy.

Overall, this is a beautifully presented, turn-key home that offers stylish, contemporary accommodation both inside and out. Ready to move straight into, it provides an outstanding opportunity to enjoy one of the best examples of the Hanbury design from the very first day.

Cloakroom

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

.

Lounge

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

.

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

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



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

.

Bedroom 1
3.58m x 2.90m (11'9 x 9'6)

.

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

.

Bedroom 2
2.77m x 2.31m (9'1 x 7'7)

.

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

.

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

.

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.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

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.

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

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.
Made with Miroplan 6/2022



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 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