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42 Stret Avalennek, Newquay TR8 4QZ

£230,000

AN INCREDIBLY SPACIOUS AND FULLY DETACHED TWO DOUBLE BEDROOM COACH HOUSE WITH ALLOCATED PARKING AND A GARAGE. THIS PROPERTY IS PRESENTED TO THE HIGHEST STANDARD AND IS LOCATED AWAY FROM PASSING TRAFFIC IN A TUCKED AWAY PART OF THE GOLDINGS.

PROPERTY TYPE: Coachhouse

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

FEATURES:

- DETACHED TWO DOUBLE BEDROOM COACH HOUSE
- GARAGE AND DRIVEWAY PARKING
- FLAWLESSLY PRESENTED THROUGHOUT
- PRIVATE STORE AT THE REAR
- EXCEPTIONALLY SPACIOUS
- BRIGHT AND AIRY
- TUCKED AWAY IN A QUIETER PART OF THE GOLDINGS

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DESCRIPTION:

The Goldings is one of Newquay's newest and conveniently located estates. It is a great location for families within very easy access of schools, the town centre and the many beautiful beaches Newquay has to offer. Comprising of a mixture of two, three and four bedroom houses with plenty of green space and a play park, ideal for families with young children.

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 fully detached Coach House is presented to a flawless standard and sits in a quieter part of The Goldings development away from passing traffic. Built in 2021, this property has been well looked after and lovingly cared for by the current owner. 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.

A private entrance hallway with stairs to the first floor guides you into this property. From the first floor landing, there's access to all the rooms. The lounge diner is dual aspect and a brilliant space with ample room for dining, relaxing and entertaining....a very social area with lots of natural light from both aspects. The kitchen has a good range of modern shaker units with space for an integrated washing machine, oven and gas hob and space for a fridge freezer.

The two bedrooms are a great size, much bigger than you would find in a similar two bedroom house. The main bedroom faces towards the front and is decorated and carpeted in modern, neutral tones whilst the second bedroom is at the rear and easily fits a double bed and plenty of other furniture. Also, off from the landing, there's a cupboard housing the combination boiler offering additional storage.

As you would expect, the bathroom is presented to an impeccable standard with a bath and shower over complimented by modern, fresh tiling. From the landing, there's access to the loft.

At the front, there's driveway parking for one car. The garage is a real asset and has light and power and at the rear, there's a useful storage shed, solely for the use of this property. At The Goldings, there's a freehold management charge of £121.00 per year.

In summary, this property is incredibly spacious and is 'turn-key ready', ideal for first time buyers looking to get their foot on the property ladder.

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Lounge Diner
5.92m x 3.15m (19'5 x 10'4)

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Kitchen
3.33m x 2.95m (10'11 x 9'8)

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Bedroom 1
4.27m x 2.95m (14'0 x 9'8)

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Bedroom 2
3.15m x 2.84m (10'4 x 9'4)

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Bathroom
2.03m x 1.68m (6'8 x 5'6)

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Garage
5.84m x 2.67m (19'2 x 8'9)

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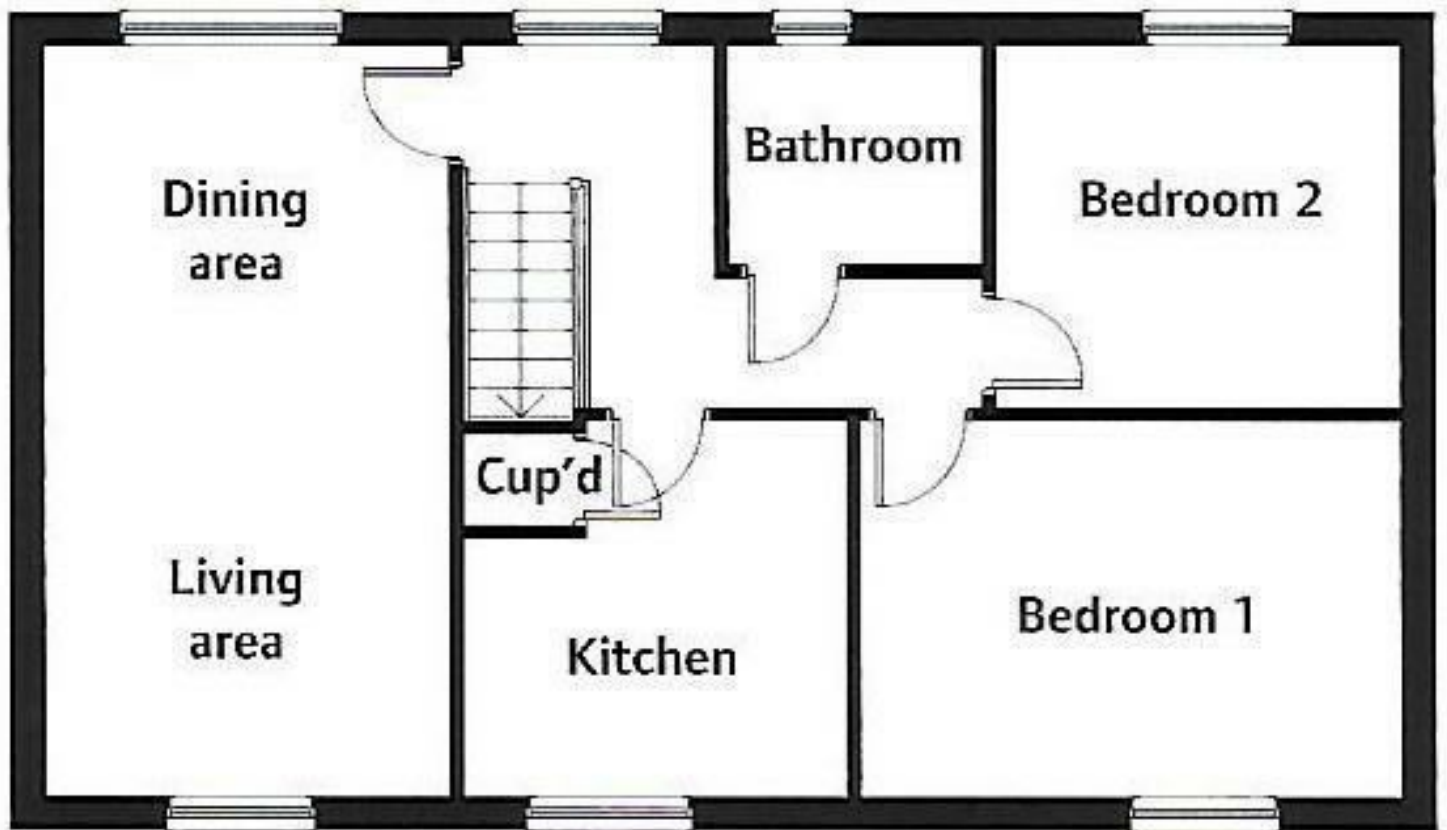
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FLOORPLAN:



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