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62 Stret Avalennek, Lane TR8 4QZ

£230,000

A SUPERBLY MAINTAINED TWO-BEDROOM HOME WITH ALLOCATED PARKING AND A BEAUTIFULLY DESIGNED AND LANDSCAPED, LOW-MAINTENANCE WESTERLY FACING GARDEN. SET WITHIN THE POPULAR GOLDINGS DEVELOPMENT NEAR NEWQUAY, IT'S AN EXCELLENT CHOICE FOR FIRST-TIME BUYERS OR INVESTORS SEEKING A MODERN, MOVE-IN-READY PROPERTY IN A CONVENIENT LOCATION. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Mid Terrace

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

FEATURES:

- PRISTINE TWO BEDROOM HOME
- FABULOUS, BEAUTIFULLY DESIGNED WESTERLY FACING GARDEN
- DRIVEWAY PARKING ON THE FRONT
- REMAINDER OF NEW HOMES WARRANTY
- WELL PROPORTIONED DOUBLE BEDROOMS
- BRIGHT AND AIRY
- NEUTRAL DECOR AND FLOOR COVERINGS
- PERFECT FOR FIRST TIME BUYERS
- CONVENIENT TUCKED AWAY LOCATION
- NO ONWARD CHAIN

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DESCRIPTION:

The Goldings is a thoughtfully planned new development on the outskirts of Newquay, perfectly suited for families and professionals alike. Ideally located for convenient access to well-regarded local schools, the town centre, and Newquay's world-renowned beaches, it offers a seamless blend of lifestyle and practicality. Essential amenities such as Morrisons, Lidl, and McDonald's are just a five-minute drive away, while the nearby A392 ensures effortless connectivity to surrounding towns including Truro, St Austell, and Bodmin.

This beautifully presented home occupies a desirable position on the edge of the estate, set back from through traffic, offering a peaceful yet accessible setting. Built in 2021, the property is in immaculate condition and is beautifully styled, having been meticulously maintained by its current owners. The home boasts an abundance of natural light and a clean, contemporary design throughout, with a layout that is both functional and welcoming.

Upon entering, a spacious hallway with stairs to the first floor and a convenient downstairs WC sets the tone. The front-facing lounge offers a generous and comfortable family living area. To the rear, a stylish kitchen-diner stretches across the width of the home, fitted with sleek white units, wood-effect worktops, and integrated appliances including an oven and gas hob, fridge freezer and washing machine. There is ample space for dining and entertaining, with French doors leading out to a 3m x 3.6m decked area — creating a lovely indoor-outdoor flow.

Upstairs, two well-proportioned bedrooms provide flexible accommodation. The primary bedroom features a useful built-in cupboard, and both rooms are neutrally decorated and carpeted for comfort. From the landing, there is access to the loft.

The family bathroom is tastefully appointed, featuring a modern suite with bath and overhead shower, complemented by stylish tiling.

Additional highlights include gas central heating powered by a combination boiler, UPVC double-glazed windows throughout, and six years remaining on the new-build warranty. The annual estate management fee is approximately £160.

One of the standout features of this home is the stunning westerly-facing garden, which has been beautifully designed to maximise both aesthetics and functionality. It enjoys plenty of afternoon and evening sun—perfect for relaxing or entertaining, featuring low-maintenance astro turf, offering year-round greenery without the upkeep, a porcelain tiled patio and pathway and a stylish under-cover pergola that creates a sheltered seating area, ideal for dining al fresco or enjoying a quiet moment outdoors. Additional benefits include outdoor power and a tap. This exceptional outdoor space truly sets the property apart.

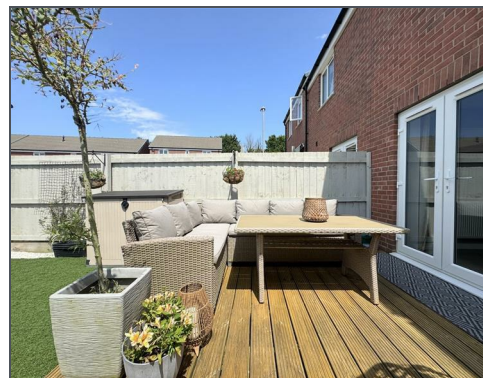
In summary, this is a flawless example of modern living — the best we've seen of this style of property in this sought-after development. Immaculate inside and out, with a stylish interior and an effortlessly manageable garden, this home is perfect for first-time buyers, small families, or investors.

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

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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
1.93m x 1.70m (6'4 x 5'7)

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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 mis-statement. This plan is for illustrative purposes only and should be used as a guide for 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 floorplan-creator



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			98
(81-91) B		84	
(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.

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