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43 Bownder Treveli, Newquay TR8 4GE

£330,000

A BRILLIANT EXAMPLE OF A SPACIOUS, DETACHED THREE DOUBLE BEDROOM FAMILY HOME LOCATED IN A TUCKED AWAY CUL DE SAC AWAY FROM PASSING TRAFFIC. THIS PROPERTY BENEFITS FROM A LARGER THAN AVERAGE SOUTHERLY FACING GARDEN, A GARAGE AND PARKING.

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 2

FEATURES:

- DETACHED THREE BEDROOM FAMILY HOME LOCATED IN A TUCKED AWAY CUL DE SAC
- POPULAR, FAMILY-FRIENDLY NEIGHBOURHOOD
- MUCH LARGER THAN AVERAGE SOUTHERLY FACING GARDEN
- GARAGE AND PARKING
- THREE DOUBLE BEDROOMS
- MAIN BEDROOM EN SUITE
- UTILITY ROOM AND GROUND FLOOR WC
- SPACIOUS FAMILY FRIENDLY LIVING AREAS
- PLENTY OF NATURAL LIGHT
- REMAINDER OF NHBC

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DESCRIPTION:

Welcome to Number Forty Three Bownder Treveli, a brilliant, fully detached family home located in a quiet, tucked away cul de sac away from passing traffic in this modern residential development within the thriving coastal town of Newquay. This home offers a rare combination of family-friendly surroundings, a much larger than average southerly facing garden and easy access to everything a growing family needs—excellent schools, local shops, stunning beaches, and convenient transport links.

Built in late 2018, the property still benefits from the remainder of a 10-year NHBC warranty and has been thoughtfully designed to meet the needs of modern family life.

A bright and welcoming hallway guides you into this property and sets the tone for this warm and spacious home. To the right, the large dual aspect living room with doors opening into the garden provides a bright and comfortable space for the whole family to relax together at the end of the day. With plenty of room for big sofas and play space, it's ideal for cosy movie nights or hosting family and friends.

On the other side, the open-plan kitchen and dining area which has a useful storage cupboard is perfect for busy family mealtimes or entertaining. The kitchen features a range of modern units, an integrated oven, gas hob, fridge freezer and dish washer, a breakfast bar for casual dining, and plenty of storage. At the rear of the kitchen a separate utility room keeps laundry and everyday tasks out of sight and adds valuable extra storage. There's also side access to the garden—handy for muddy boots or pets after a beach trip and a WC off from the utility completes the ground floor accommodation.

Upstairs, a spacious landing leads to three well-sized double bedrooms. The main bedroom is a calm retreat at the end of the day, complete with a private en-suite and plenty of built in storage. The two additional bedrooms are ideal for children, guests, or even a home study. Off from the landing area, you will find a shelved cupboard and the family bathroom is well-appointed with a full-sized bath and overhead shower—perfect for bath time and busy morning routines.

Externally, the much larger than average SOUTHERLY FACING rear garden is secure and low-maintenance, making it ideal for young children to play or for family BBQs. A patio area offers space for outdoor dining, while high fencing. At the front, there's a garage beneath the neighbouring coach house with a parking space in front. At The Goldings there's an annual freehold management charge of around £160.00.

This modern, move-in-ready home offers everything a family could need—space, security, style, and a quiet tucked away location.

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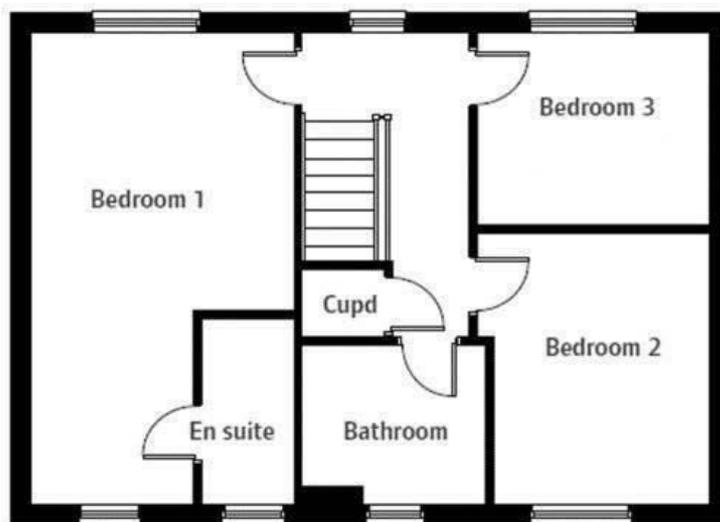
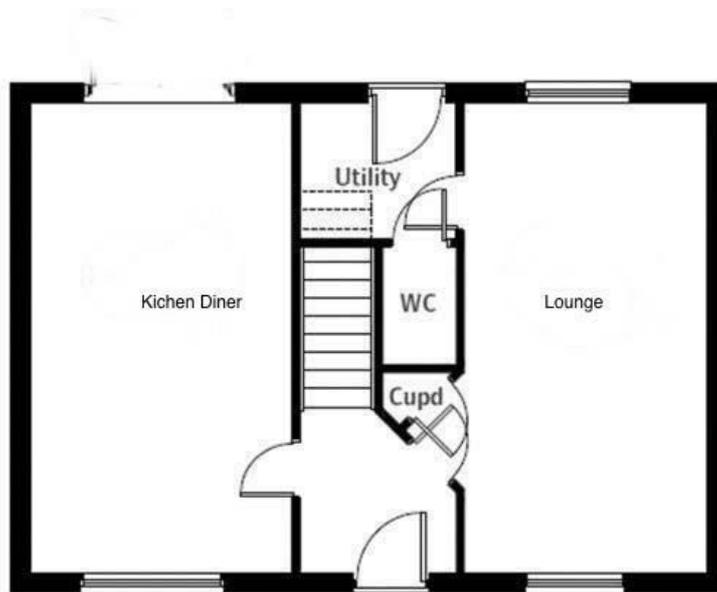


- Hallway
2.06m x 1.96m (6'9 x 6'5)
.
- Kitchen Diner
5.61m x 2.82m (18'5 x 9'3)
.
- Lounge
5.61m x 3.12m (18'5 x 10'3)
.
- Cloakroom
1.55m x 0.91m (5'1 x 3'0)
.
- Utility
1.93m x 1.57m (6'4 x 5'2)
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- Bedroom 1
5.61m x 3.12m (18'5 x 10'3)
.
- En Suite
1.57m x 1.14m (5'2 x 3'9)
.
- Bedroom 2
3.38m x 2.74m (11'1 x 9'0)
.
- Bedroom 3
3.02m x 2.21m (9'11 x 7'3)
.
- Bathroom
2.18m x 1.91m (7'2 x 6'3)
.
- Garage
5.94m x 2.95m (19'6 x 9'8)
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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		
Not energy efficient - higher running costs	(1-20) G		
		84	95
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(02-10) A		
	(11-20) B		
	(21-30) C		
	(31-40) D		
	(41-50) E		
	(51-60) F		
Not environmentally friendly - higher CO ₂ emissions	(61-70) G		
England & Wales		EU Directive 2002/91/EC	

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