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73 Stret Avalennek, Newquay TR8 4QZ

£269,500

THIS EXCEPTIONAL THREE-BEDROOM FAMILY HOME OFFERS A BEAUTIFULLY MAINTAINED STANDARD OF ACCOMMODATION THROUGHOUT. WITH A BEAUTIFULLY LANDSCAPED GARDEN THAT CAPTURES THE AFTERNOON AND EVENING SUN, AND A DOUBLE DRIVEWAY RIGHT AT THE FRONT, THIS PROPERTY TRULY STANDS OUT. WITHOUT A DOUBT, IT'S THE BEST EXAMPLE OF THE "HANBURY" DESIGN WE'VE ENCOUNTERED ON THE GOLDINGS!

PROPERTY TYPE: House - Semi-Detached

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

FEATURES:

- FLAWLESSLY PRESENTED THREE BEDROOM 'HANBURY' STYLE HOUSE
- DOUBLE DRIVEWAY PARKING
- BEAUTIFULLY LANDSCAPED GARDEN
- MAIN BEDROOM EN SUITE
- TUCKED AWAY DESIRABLE PART OF THE GOLDINGS
- WALKING DISTANCE TO THE LOCAL SCHOOLS, PARKS, AND AMENITIES
- REMAINDER OF NEW YEAR NEW-HOMES WARRANTY

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

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DESCRIPTION:

Welcome to Number Seventy Three Stret Avalennek...this stands as an exceptional example of the "Hanbury" design—quite possibly the finest we've encountered in this popular development. The Goldings is one of Newquay's most desirable residential areas, known for its friendly community and convenient access to local amenities. Within easy walking distance, you'll find two large supermarkets, Bishops School, Trenance Gardens, the boating lake, and a park that includes Waterworld, Newquay Zoo, and Concrete Waves. Just over a mile away, Newquay's vibrant town centre and its world-renowned beaches are also within reach.

As you step inside, you'll be guided into a bright and welcoming hallway with stairs to the first floor, a useful cloakroom and a door into the lounge, a warm contemporary space bathed in all day sunshine with plenty of space for large sofas and furniture.

At the rear of the property is the gorgeous kitchen/diner—a brilliant family friendly space with direct access to the garden, equipped with plenty of white matt units an integrated oven, hob, and extractor, a washing machine, dish washer and fridge freezer. it's perfect for both everyday cooking, relaxing and entertaining. The dining area, bathed in natural light from the patio doors leading to the garden, comfortably accommodates a family-sized table, making it ideal for family gatherings and with the doors open, the large patio really is just an extension of this social area.

All three bedrooms can be found on the first floor, two are generously proportioned doubles, the third being a single, currently utilised as a dressing room. The main bedroom boasts a beautifully appointed ensuite shower room, while the family bathroom is immaculately presented featuring a bath with a shower over and elegant grey tiling. The property is presented to an impeccable standard throughout, with high quality floor coverings and decor. It is clear that this home has been lovingly cared for since new, and it still benefits from the remainder of its 10-year new home warranty for added peace of mind.

Externally, at the front, there's a double driveway, (quite unusual at The Goldings) with access down the side to the rear. At the rear, the garden has been beautifully landscaped and offers an extended patio, a large area of astro turf and a high fence offering plenty of privacy. There's a wide area at the side, perfect for the storage of bins etc and possibly a storage shed.

In summary, this gorgeous home is 'turn-key' ready. It's in fantastic condition inside and out!

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Hallway
2.51m x 1.57m (8'3 x 5'2)

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Cloakroom
1.63m x 0.91m (5'4 x 3'0)

.

Lounge
4.34m x 3.58m (14'3 x 11'9)

.

Kitchen Diner
4.65m x 2.72m (15'3 x 8'11)

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Bedroom 1
3.58m x 2.87m (11'9 x 9'5)

.

En Suite
1.83m x 1.63m (6'0 x 5'4)

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Bedroom 2
2.74m x 2.34m (9'0 x 7'8)

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Bedroom 3
2.31m x 1.83m (7'7 x 6'0)

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Bathroom
1.83m x 1.83m (6'0 x 6'0)

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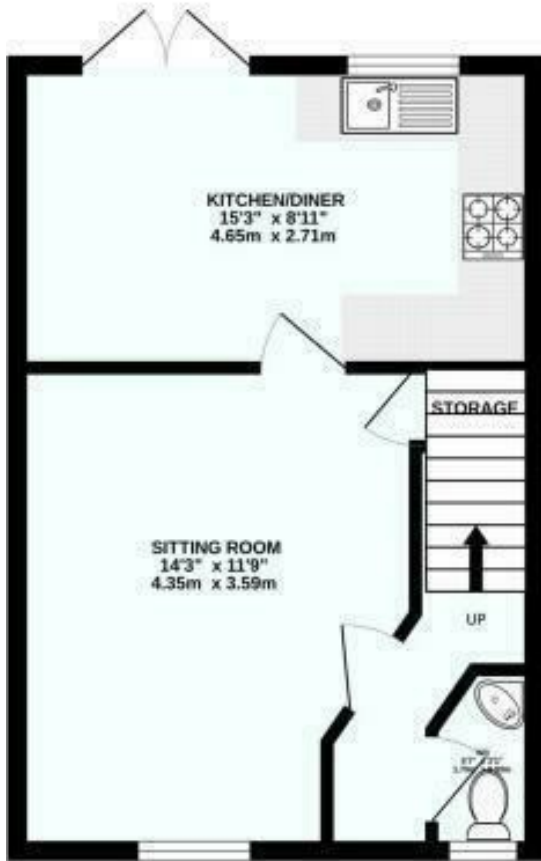
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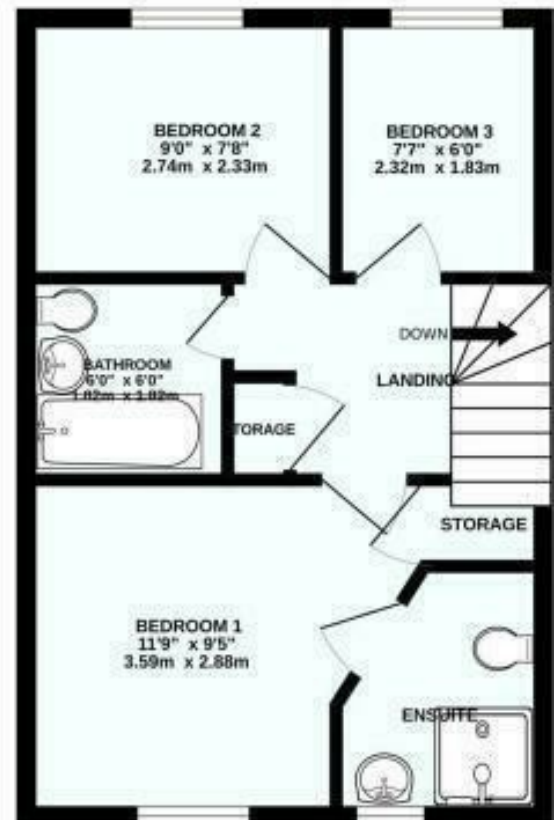
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FLOORPLAN:

GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) 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	96

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-101) 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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