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84 Stret Avalennek, Newquay TR8 4QZ

£275,000

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

PROPERTY TYPE: House - Semi-Detached

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

FEATURES:

- IMMACULATE THREE BEDROOM 'HANBURY' STYLE HOME
- DOUBLE DRIVEWAY PARKING AT THE FRONT
- LOW MAINTENANCE REAR GARDEN WITH ACCESS TO THE FRONT
- MAIN BEDROOM EN SUITE
- WALKING DISTANCE TO LOCAL SCHOOLS, PARKS AND SHOPS
- REMAINDER OF THE NEW HOMES WARRANTY
- WELL POSITIONED WITHIN THE GOLDINGS

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DESCRIPTION:

Welcome to Number Eighty Four Stret Avalennek, an outstanding example of the highly sought-after Hanbury design and, without doubt, one of the finest we have seen within this popular development. Located in The Goldings, one of Newquay's most desirable residential areas, the property enjoys a friendly community atmosphere alongside excellent access to local amenities. Within comfortable walking distance are two large supermarkets, Bishops School, Trenance Gardens, the boating lake, and a fantastic park featuring Waterworld, Newquay Zoo and Concrete Waves. Newquay's vibrant town centre and its world-famous beaches are just over a mile away.

On entering the property, you are welcomed into a bright and inviting hallway with stairs rising to the first floor, a convenient cloakroom, and a door leading through to the lounge. The lounge is a warm and contemporary space, flooded with natural light throughout the day and offering ample room for generous sofas and furnishings. There's a useful storage cupboard within the lounge.

To the rear of the home is the impressive kitchen/diner—a superb, family-friendly space with direct access to the garden. It is well equipped with an excellent range of light wood effect units and space for free-standing appliances including an oven, hob, extractor, washing machine, dishwasher and fridge freezer. This versatile room works perfectly for everyday living, relaxing and entertaining. The dining area, filled with natural light from the patio doors, comfortably accommodates a family-sized table, and when the doors are open, the generous patio becomes a seamless extension of this social space.

The first floor hosts all three bedrooms, comprising two well-proportioned doubles and a single bedroom. The main bedroom benefits from a beautifully appointed en-suite shower room, while the family bathroom is immaculately presented with a bath and shower over, complemented by stylish grey tiling. Throughout the property, the presentation is immaculate, with high-quality flooring and décor evident in every room. The home has clearly been lovingly maintained since new and still benefits from the remainder of its 10-year new home warranty, offering additional peace of mind.

This property has gas central heating powered by a combination boiler located in the kitchen and UPVC double glazed windows. At The Goldings, there's an estate charge of £150.00 per year.

Externally, the property continues to impress. To the front is a double driveway—an unusual and highly desirable feature within The Goldings—with side access leading to the rear garden. The rear garden has been thoughtfully landscaped and features an extended patio, a large area of low-maintenance artificial lawn, and high fencing providing excellent privacy. A wide side area offers practical space for bin storage.

In summary, this is a truly turn-key home, presented in lovely condition both inside and out, and ready to be enjoyed from day one.

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

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

.

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
1.91m x 1.63m (6'3 x 5'4)

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

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

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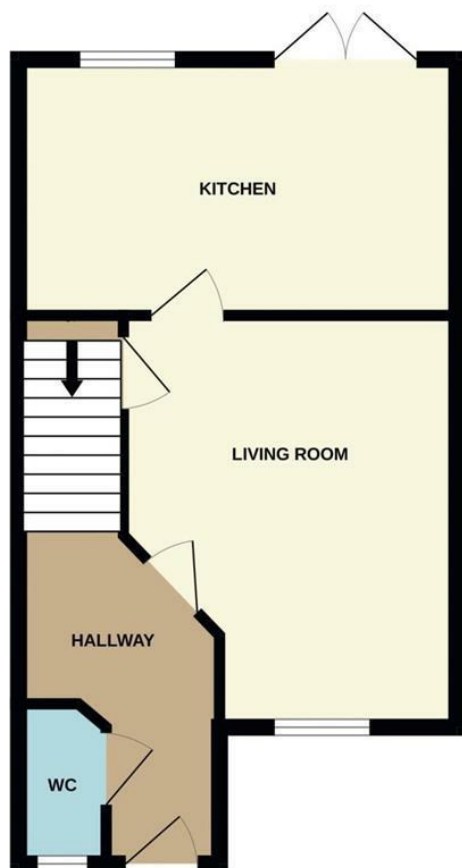
Bathroom
1.80m x 1.78m (5'11 x 5'10)

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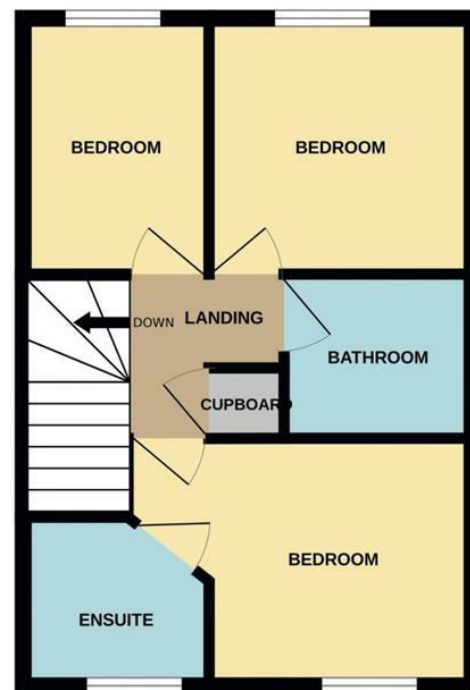
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FLOORPLAN:

GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 sq.m.) approx.

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 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.
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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

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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