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CAMEL

COASTAL & COUNTRY



23 Newberry Lane

Goonhavern, TR4 9FE

Guide Price £350,000

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The Property

Located at the end of a quiet cul-de-sac and backing onto open fields, this immaculately presented three-bedroom semi-detached home offers modern, low-maintenance living in a sought-after village location.

Constructed in 2018, the property still benefits from approximately two years remaining on the NHBC warranty, providing additional peace of mind for prospective purchasers.

The accommodation comprises an entrance hall, ground floor WC, spacious living room and a well-appointed kitchen/diner with French doors opening onto the rear garden. On the first floor are three bedrooms, a family bathroom and a master bedroom with its own en-suite shower room.

Outside, the property benefits from attractive gardens that offer a peaceful setting rarely found on modern developments. To the front, there is driveway parking for two vehicles, with potential for additional parking if required.

Combining modern accommodation, excellent presentation and a desirable position within this small Wainhomes development, this is a fantastic family home ready to move into.

Entrance Hall

Living Room

16'0 x 14'2 (4.88m x 4.32m)
narrowing to 10'11

Kitchen/Diner

16'0 x 12'11 (4.88m x 3.94m)
narrowing to 9'4

W.C

4'5 x 3'1 (1.35m x 0.94m)

Landing

Bedroom One

11'3 x 10'11 (3.43m x 3.33m)

Ensuite Shower Room

7'8 x 4'6 (2.34m x 1.37m)

Bedroom Two

8'2 x 9'5 (2.49m x 2.87m)

Bedroom Three

9'5 x7'6 (2.87m x2.29m)

Garage

17'0 x 8'11 (5.18m x 2.72m)

Gardens

The gardens are considered generous in size for a property of this age and can be accessed via French doors from the kitchen or through a gate to the side of the property. The majority of the garden is laid to lawn, with a large elevated decked seating area at the top of the garden. The gardens are bordered by mature trees and back onto open fields, giving the property a peaceful, semi-rural feel.

Parking

There is a driveway to the side of the property that currently provides parking for two cars. to the side of this there is an area that could create parking for a further two cars.

Directions
Sat Nav: TR4 9FE
What3words: ///whistle.quiet.preheated

For further information please contact Camel Coastal & Country.

Property Information
Age of Construction: 2018
Construction Type: Block and Timber
Heating: Electric
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: C
EPC: C
Tenure: Freehold

Agents Notes
VIEWINGS: Strictly by appointment only with Camel Coastal & Country, Perranporth.

MONEY LAUNDERING REGULATIONS
Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS
These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.









Road Map



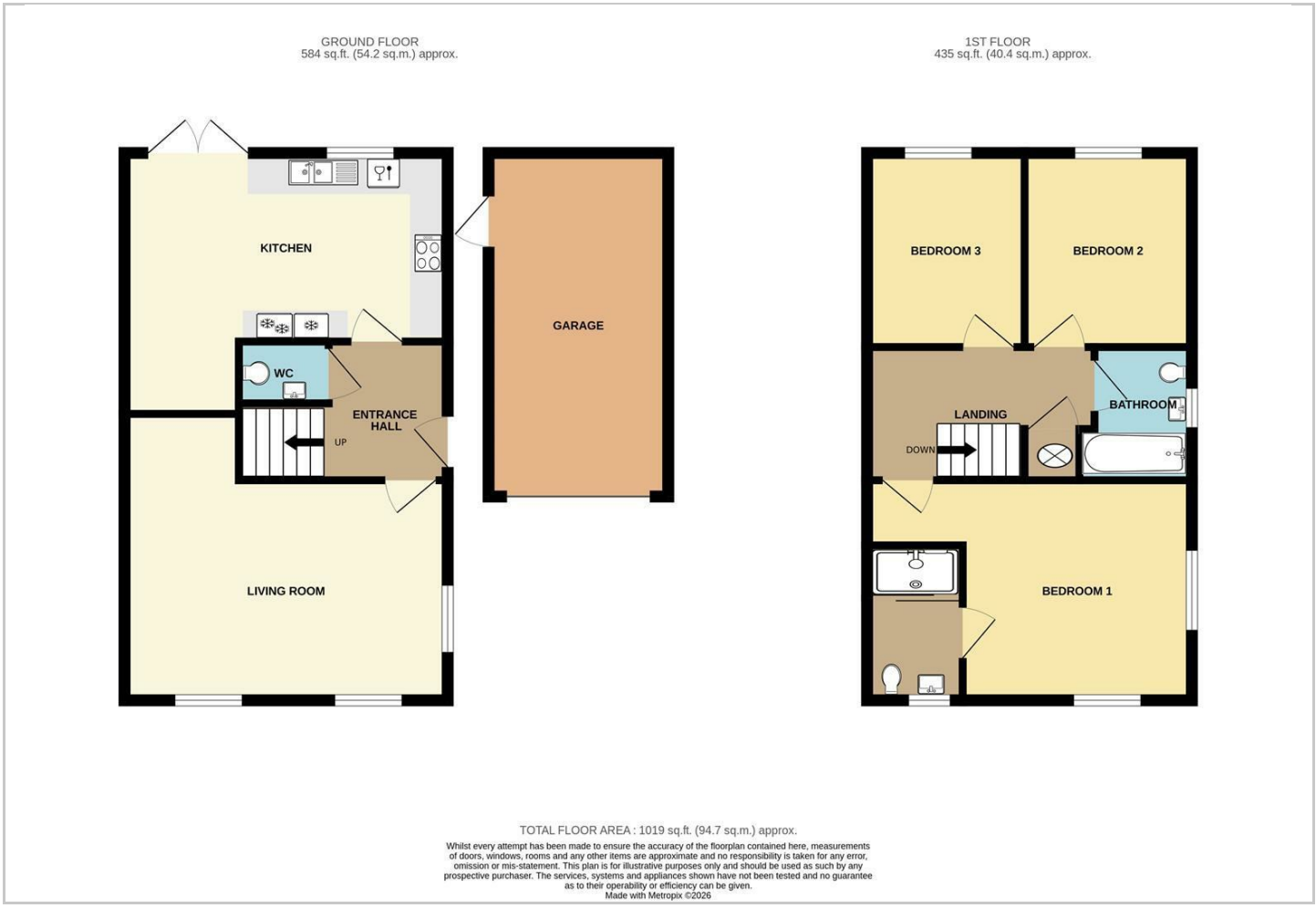
Hybrid Map



Terrain Map



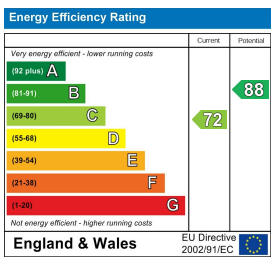
Floor Plan



Viewing

Please contact our Camel Homes Office
on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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