



NEWQUAY
PROPERTY
CENTRE



57 Bownder Treveli, Lane, Newquay, Cornwall, TR8 4GE

NEW IN 2018! FULLY DETACHED FOUR BEDROOM FAMILY HOME WITH OPEN FLOWING LIVING SPACES, MASTER ENSUITE, UTILITY/GROUND FLOOR WC, GARAGE, PLENTY OF PARKING AND SUNNY LANDSCAPED GARDENS WITH DISTANT COUNTRY VIEW. BRILLIANT FAMILY LOCATION CLOSE TO DAILY AMENITIES.

£375,000
Freehold

our ref: CNN9962

KEY FEATURES



4

- MODERN DETACHED FAMILY HOME
- NEW IN 2018 WITH NHBC WARRANTY



2

- FOUR BEDROOMS INC MASTER EN SUITE
- LOVELY OPEN PLAN KITCHEN/DINER
- UTILITY ROOM & GROUND FLOOR W.C



2

- GARAGE & DRIVEWAY PARKING
- SOUTH FACING LANDSCAPED GARDENS
- DISTANT COUNTRY VIEWS
- UPVC DOUBLE GALZING & GAS CENTRAL HEATING
- POPULAR SUBURBAN FAMILY AREA

Energy rating (EPC) **B**

Council tax band: **D**

SUMMARY

Welcome to 57 Bownder Treveli, a stunning fully detached family home built in 2018 with the residual balance of a 10-year NHBC structural warranty. Located in the Golding development, Bownder Treveli is a no-thoroughfare street, offering a family-friendly atmosphere on the outskirts of town, just a mile and a half from the centre.

In the vicinity, residents enjoy access to various daily amenities, including supermarkets, a popular primary school, a traditional pub, and the picturesque Trenance park, gardens, and boating lake. The Goldings area is known for its safe suburban setting, making it an ideal place for families, and Bownder Treveli is no exception. Number 57 is a premium house with a favoured four-bedroom layout, suitable for growing and larger families. Situated in a small side cul-de-sac, the residence enjoys a brilliant position, with a perfect garden aspect for soaking up the sunshine. The property



features a tarmac and extended gravel driveway providing ample off-street parking, and a useful garage with main power connected.

Upon entering, you are greeted by a small hallway with stairs to the first floor. The living room, a principal reception space, connects seamlessly to the open plan kitchen/diner through double doors, offering flexibility in creating distinct individual spaces or a contemporary flowing open space.

The kitchen/diner is flooded with light, featuring rear-facing windows and patio doors. Fully fitted with sleek wall and base units, integrated oven, hob, extractor, and dishwasher, it provides an ideal space for modern family needs. A pantry cupboard and a separate utility room with access to a ground floor WC add to the convenience.

Upstairs, four good-sized bedrooms await, including the largest master suite with a fully fitted shower ensuite and built-in wardrobes. The main family bathroom is neatly fitted with modern sanitaryware and tiling.

The modern home remains in excellent condition, benefiting from UPVC double glazing and gas-fired central heating throughout.

The rear gardens are a standout feature, landscaped extensively by the owners. With a large sun trap patio terrace, tiered beds, and a level lawned garden, the southerly aspect ensures sunshine throughout, providing a perfect space for children to play—all enclosed by timber perimeter fencing.

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ADDITIONAL INFO

Utilities: All mains services

Broadband: Available. For Type and Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: Garage & Driveway

Heating and hot water: Gas central heating for both

Accessibility: Level at front

Mining: Standard searches include a Mining Search

Estate Management Fee: £180 per annum subject to change



FLOORPLAN & DIMENSIONS

Hallway

Lounge/Diner

15' 10" x 11' 0" (4.82m x 3.35m)

Kitchen/Diner

18' 4" x 10' 3" (5.58m x 3.12m)

Utility room

6' 10" x 5' 3" (2.08m x 1.60m)

W.C

5' 4" x 2' 11" (1.62m x 0.89m)

First Floor Landing

6' 11" x 6' 0" (2.11m x 1.83m)

Master bedroom

14' 4" x 10' 7" (4.37m x 3.22m)

En Suite

5' 8" x 5' 10" (1.73m x 1.78m)

Bathroom

6' 11" x 6' 4" (2.11m x 1.93m)

Bedroom Two

12' 3" x 9' 2" (3.73m x 2.79m)

Bedroom Three

9' 7" x 10' 0" (2.92m x 3.05m)

Bedroom Four

9' 8" x 7' 3" (2.94m x 2.21m)

Garage

16' 2" x 8' 11" (4.92m x 2.72m)



LIKE TO KNOW MORE?

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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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