

## 4 Hyns Monyow, Lane, Newquay, TR8 4RB



### IMMACULATE THROUGHOUT | GARAGE & PARKING |

**Immaculate 'must view' 3 bedroom property on a very quiet cul-de-sac on the estate with a sunny larger than average rear garden, insulated garden workshop and separate garage with driveway parking for 2 cars.**

- Popular family development on the outskirts of Newquay
- Quiet cul-de-sac location on the development
- Garage, driveway parking for 2 cars and insulated workshop
- Probably the finest example of a 'Hanbury' style house we have seen
- Enclosed rear and side garden with lawn and patio
- 4 Years remaining on the NHBC guarantee

**Reduced To £289,950 Freehold**

Located on The Goldings development in Lane, this house offers a great location for families with easy access to the town centre, as well as level walks to a handful of larger supermarkets, primary schools and the popular Prow Park Business Village offering multiple food outlets and a variety of local businesses.

Internally the house is the typical layout of the Hanbury style houses on the estate but occupies an enviable position with a larger than average garden, no through traffic frontage and a driveway by the neighbouring property. The internal condition is also exemplary with lots of upgrades by the current owners with vastly upgraded flooring and LED lighting running throughout the house.

From the front door, a spacious hallway provides access to the WC, stairwell and downstairs living room. The living room has a nice front aspect and is flooded with light thanks to the glass panel doors to the entrance and the rear kitchen diner. It also has a useful understairs storage cupboard. Moving through to the kitchen/diner the light is again a feature thanks to the large gloss ceramic tiles. The shaker style kitchen has a decent range of floor and wall mounted units housing an integral dishwasher as well as recesses for washing machine and American style fridge freezer. The Dining section comfortably fits a 4 or 6 seater table and also provides access to the rear garden.

To the first floor are 3 bedrooms. There are 2 comfortable doubles with the master having the over stairs cupboard and shower en-suite. The 3rd bedroom is a spacious single bedroom but is often utilised as an office exemplified by the current occupier. There is also the family bathroom which is fully tiled with a full length side panel bath with glass shower screen and shower over, pedestal basin and low level WC.

To the rear the diner opens onto a patio area which enjoys the majority of the days sun. This leads down to a 'lower garden' mainly laid to chippings with a private seating area. The plot is unique as it has a further area to the side of the house which runs the length of the garden and is laid to lawn. To the side of the house, there is a well insulated workshop. By the neighbouring property is the garage which has lots of storage thanks to the pitched roof and the driveway provides parking for 2 cars.

TENURE

Freehold. There is an Estate management charge of £165 for 2025.

SERVICES

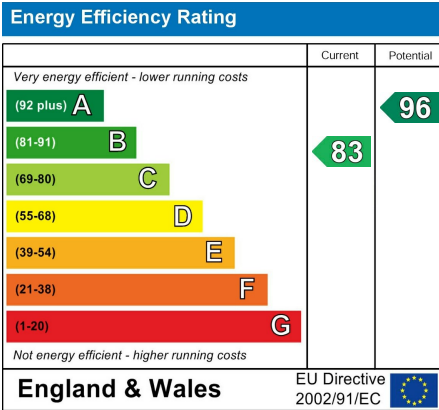
All Mains

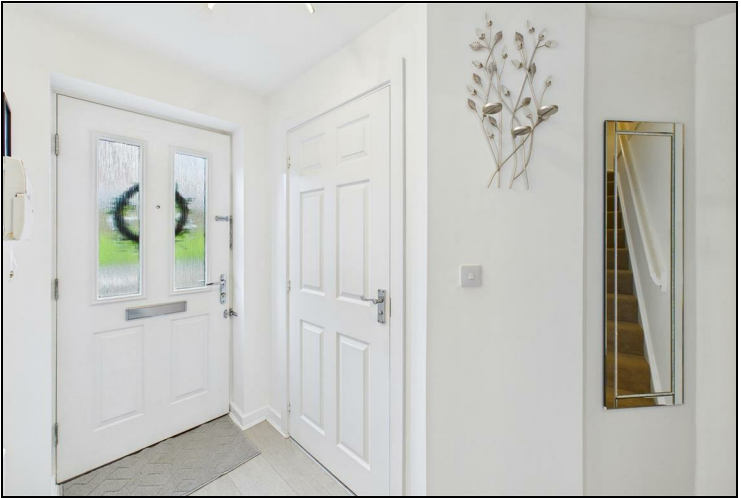
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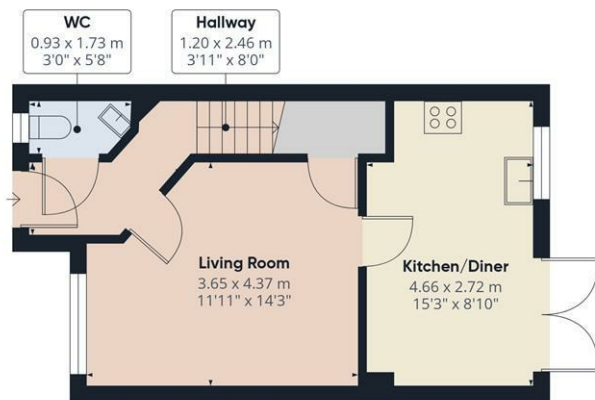
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BROADBAND AND MOBILE COVERAGE AVAILABILITY

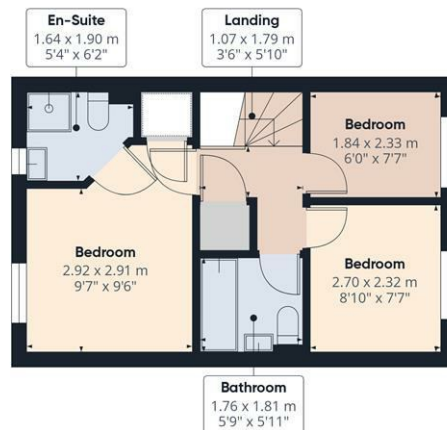
Fastest available download speed: up to 1800Mbps  
Mobile coverage: Likely  
(Source: OFCOM)







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



**Approximate total area<sup>m</sup>**  
81.9 m<sup>2</sup>  
880 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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