



No Chain

Generously Sized

Well Presented

Integral Garage And Parking

16 Kerensa Gardens, Goonown, St. Agnes, TR5 0YX

Guide Price £475,000

This well presented 4-bedroom detached house is found in a small exclusive cul-de-sac in Goonown, close to the park and just a short distance, half a mile from the centre of the village. Driveway parking, good sized integral garage and small but attractive low maintenance garden

Property Description

This well loved and well looked after property, is conveniently located in Kerensa Gardens.

With four double bedrooms, this property offers generous accommodation along with having double glazing and oil-fired central heating.

A spacious entrance hall / sunroom welcomes you into the property. From here you can access the hallway which leads to the living room, kitchen and dining area, utility room and integral garage. The ground floor also offers one double bedroom and a generous shower room. The kitchen has a range of base, wall and drawer units along with an oven / hob and space for further appliances. The dining area is open plan to the kitchen and has patio doors going out to the rear enclosed garden.

On the first floor you will find three more double bedrooms, two of which have inbuilt storage and there is a jack and jill bathroom – off the main bedroom and landing.

Externally there is driveway parking and gardens to both front and back. The garage has an electric door and is accessible from the drive or through the utility room. The utility has a sink, under counter space and houses the boiler.

The gardens offer an array of mature shrubs and plants and both front and back are predominantly paved for ease of maintenance. There are two areas which have been laid with artificial grass, and the rear garden also benefits from having a degree of privacy.





LOCATION

Kerensa Gardens is a desirable development of just 16 individual modern properties built some 18 years ago. Goonown is a popular part of St Agnes approximately half a mile from the village centre and one mile (15 minutes' walk) from the beautiful Trevaunance cove.

St Agnes itself is a picturesque village situated on the spectacular North coast of Cornwall, in both an Area of Outstanding Natural Beauty and a World Heritage Site. The village is famed for its Beacon, mining heritage and captivating coastal scenery.

The village is rich in history and has a thriving community all year round with a comprehensive range of independent shops, doctors, dentists and veterinary practices along with an excellent primary school and an array of cafes, bars and bistros. There are many breathtaking walks along the beautiful unspoilt coastal pathways and scenic countryside walks that are so distinctive to the area.

St Agnes is fast becoming one of the most desirable destinations in mid Cornwall due to its facilities and excellent communication links throughout Cornwall with the A30 just three miles away.

INFORMATION

Tenure: Freehold

Services: Mains water, electricity and drainage

Double glazing

Oil central heating system

Superfast broadband is available in the area.

ACCOMMODATION

ENTRANCE HALL / SUN ROOM

8' 6" x 13' 3" (2.60m x 4.06m) Maximum measurements

HALLWAY

KITCHEN

13' 3" x 11' 7" (4.06m x 3.55m)

DINING AREA

9' 3" x 11' 7" (2.82m x 3.55m)

LIVING ROOM



14' 11" x 15' 9" (4.57m x 4.81m)

SHOWER ROOM

5' 8" x 10' 11" (1.75m x 3.34m)

BEDROOM

14' 8" x 11' 4" (4.48m x 3.47m)

UTILITY ROOM

5' 5" x 11' 8" (1.66m x 3.57m)

INTEGRAL GARAGE

11' 4" x 15' 5" (3.47m x 4.72m)

FIRST FLOOR

MASTER BEDROOM

12' 7" x 16' 7" (3.85m x 5.06m)

ENSUITE / BATHROOM

12' 7" x 7' 9" (3.86m x 2.38m)

BEDROOM

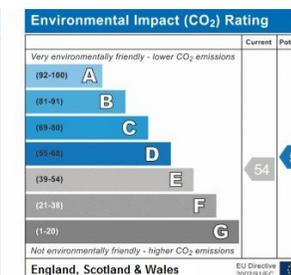
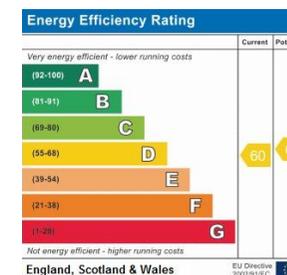
8' 5" x 16' 7" (2.58m x 5.06m) 2.58m to 3.19m in areas.

BEDROOM

11' 11" x 12' 10" (3.64m x 3.92m)

DIRECTIONS

From the centre of the village follow the one way system along the B3277 through Vicarage Road and proceed down Town Hill. Head straight over the mini roundabout, take the next right into Rosemundy, follow the road and after 250 yards bear left into Goonown. Stay on this road, pass the first turning on the left and continue along, take the next left into Kerensa Gardens. Number 16 is the first property on the right hand side



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements