



22 Stret Morgan Le Fay, Newquay, Cornwall, TR7 1GS

A SUPERB, MODERN THREE-BEDROOM SEMI-DETACHED FAMILY HOME ON THE HIGHLY SOUGHT AFTER TREGUNNEL HILL DEVELOPMENT WITH FAMILY SIZE KITCHEN/DINER, LOVELY, ENCLOSED GARDENS, LARGE DETACHED GARAGE AND ADJOINING PARKING SPACE. CLOSE TO TOWN AND FISTRAL BEACH.

£325,000
Freehold

our ref: CNN10299

KEY FEATURES



3

- LOVELY FAMILY HOME ON SOUGHT AFTER DEVELOPMENT
- NEW IN 2014 AND IMMACULATEDLY MAINTAINED
- FULLY EQUIPPED AND SPACIOUS KITCHEN/DINER
- BEAUTIFUL FAMILY BATHROOM AND USEFUL GRD FR WC
- ENCLOSED LOW MAINTENANCE GARDEN
- SHORT WALK TO THE TOWN AND FISTRAL BEACH
- DETACHED GARAGE AND OFF-STREET PARKING
- LOVELY FAMILY HOME OR LOCK AND LEAVE SECOND HOME
- GAS CENTRAL HEATING AND DOUBLE-GLAZED WINDOWS
- NO ONWARD CHAIN



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Energy rating (EPC) **B**

Council tax band: **C**

SUMMARY

Welcome to the prestigious Duchy of Cornwall Tregunnel Hill development, where modern family living meets coastal charm. This highly sought-after location is just a stone's throw from Newquay's bustling town centre, stunning beaches, and essential amenities, making it the perfect setting for your dream home.

Built in 2014, this three-bedroom semi-detached family home offers the peace of mind of being built with a 10-year NHBC build warranty. The property is impeccably designed with a light, bright, and airy feel throughout, making it an inviting space for any family.

Upon entering the front entrance hall, you are greeted with a ground floor W.C. for convenience. The front aspect living room provides a cosy yet spacious area for relaxation. The rear aspect open plan kitchen/diner spans the full width of the property, perfect for family gatherings and entertaining. The kitchen boasts a contemporary range of white high gloss finish units, integrated



eye-level double oven, five-ring gas hob, overhead canopy extractor, and integrated dishwasher, fridge, and freezer. Additional space is available for further white goods. The area is tastefully tiled with ample room for a family-sized dining suite and direct access to the rear gardens.

On the first floor, you will find three bedrooms: two generous doubles and one single, ideal for a growing family or a home office. The family bathroom is fully fitted with a modern white suite, including a shaped bath with shower over, wash basin, W.C., and modern tiling. The consistent theme of contemporary white and grey colours throughout the home is complemented by gas central heating from a Baxi combi boiler and wooden-style double glazed windows.

The rear of the property features low maintenance gardens with a useful additional side storage area and a sun trap deck at the far end. Beyond the garden, there is gated access to an off-street parking space immediately at the foot of the garden and a larger than average fully detached garage, both of which are part of the

property rather than separate in adjoining car parks. This is a real feature of this particular property, adding convenience and value.

Discover the perfect blend of modern living and coastal lifestyle at 22 Stret Morgan Le Fay. This home truly has everything a modern family could need, all within one of Newquay's most desirable locations.

Agents notes: Holiday letting is not permitted on this development.

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ADDITIONAL INFO

Utilities: All Main Services

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

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

Parking: Garage and Parking Space

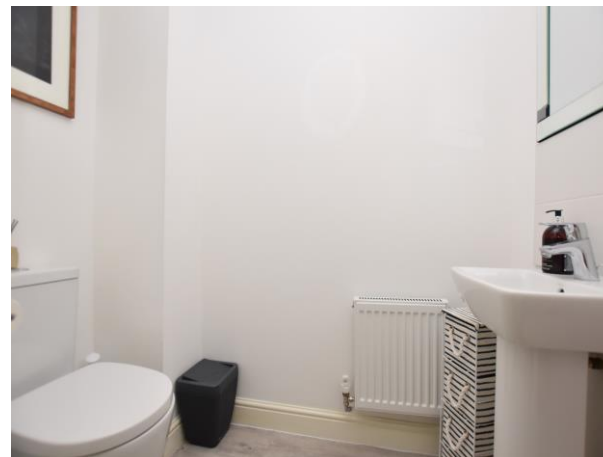
Heating and hot water: Gas Central Heating for both

Covenants: Holiday letting not permitted

Accessibility: Level to front, tiered garden

Estate Management- First Port Management Company, Circa £180.00

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Hallway

13' 7" x 3' 3" (4.14m x 0.99m)

Ground Floor WC

6' 2" x 3' 3" (1.88m x 0.99m)

Living Room

13' 0" x 9' 8" (3.96m x 2.94m)

Open Plan Kitchen/Diner

17' 1" x 10' 0" (5.20m x 3.05m)

First Floor Landing

10' 1" x 6' 9" (3.07m x 2.06m) Inc Stairwell

Bedroom 1

12' 10" x 8' 8" (3.91m x 2.64m)

Bedroom 2

10' 4" x 10' 0" (3.15m x 3.05m)

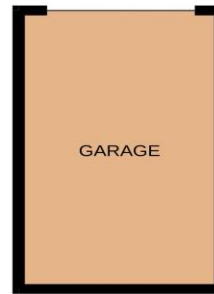
Bedroom 3

6' 9" x 6' 7" (2.06m x 2.01m)

Bathroom

8' 0" x 6' 3" (2.44m x 1.90m)

GROUND FLOOR



1ST FLOOR



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