



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

A BEAUTIFULLY PRESENTED THREE BEDROOM FAMILY HOME IN THE HIGHLY SOUGHT AFTER TREGUNNEL DEVELOPMENT. OFFERED WITH A RECENTLY REFITTED KITCHEN DINER AND THREE NEW BATHROOMS ALL WITHIN THE LAST TWO YEARS. A STUNNING LANDSCAPED SOUTH WESTERLEY FACING GARDEN. GARAGE AND PARKING FOR TWO CARS!

£415,000
Freehold

our ref: CNN10421

KEY FEATURES



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Energy rating (EPC) **C**

Council tax band: **D**

- A STUNNING DOUBLE FRONTED THREE BEDROOM DETACHED HOME
- RECENTLY REFITTED KITCHEN DINER WITH INTEGRATED APPLIANCES
- THREE STUNNING REFITTED BATHROOMS WITH HIGH END FINISHES
- HIGH QUALITY LVT FLOORING THROUGHOUT THE GROUND FLOOR
- COSY LOG BURNER
- PRIVATE SOUTH WESTERLEY FACING SUNTRAP GARDEN
- GARAGE WITH POWER AND LIGHTING
- GATED AND SECURE DRIVEWAY PARKING FOR TWO VEHICLES
- JUST MOMENTS AWAY FROM FISTRAL BEACH, THE GANNEL AND TOWN CENTRE
- QUIET, SOUGHT AFTER DUCHY OF CORNWALL DEVELOPMENT

SUMMARY

Superbly presented and modernised, this double-fronted three-bedroom detached home is located in a fantastic position on the edge of the highly sought-after Duchy of Cornwall development at Tregunnel Hill, Newquay. Just minutes from the iconic Fistral Beach, The Gannel Estuary, and the vibrant town centre, 12 Stret Morgan Le Fay offers a rare opportunity to enjoy coastal living at its finest.

The bustling town centre, just 0.25 miles away, provides a wealth of amenities, including shops, restaurants, bars, and entertainment options. Newquay's historic fishing harbor and breathtaking coastline are also nearby. With excellent transport links, including a bus and rail service and Newquay Airport approximately seven miles away, this property perfectly balances tranquillity and accessibility.

Boasting a beautifully landscaped, sunny aspect private garden, a large garage, and gated parking for two cars, this stunning home has been extensively modernised, including a newly fitted contemporary kitchen, luxurious bathrooms, and high-quality LVT flooring throughout the ground floor. With no work needed, this property is ready for you to move in and enjoy. The entrance hallway welcomes you into this immaculate home, with access to the dual-



aspect lounge on one side and the triple-aspect kitchen/diner on the other. The spacious lounge features double doors leading to the landscaped garden, creating a seamless indoor-outdoor flow, perfect for summer entertaining. For cosy winter evenings, a charming log burner adds warmth and character.

The newly fitted kitchen/diner is a true showstopper, designed with style and functionality in mind. Dark blue shaker-style cabinetry with copper handles, integrated appliances, and a breakfast bar make this space ideal for family meals or informal dining. Integrated appliances include an oven, a dual microwave oven, a fridge freezer, an induction hob with an extractor hood over, and a washing machine. A delightful seating nook under the paned windows enhances the room's appeal. Adjacent to the kitchen is a convenient cloakroom and a door leading to the gated parking area.

Upstairs, the property offers three generously sized bedrooms, including two doubles and a large single. The master bedroom features a newly fitted en-suite shower room with contemporary black fittings, a built-in vanity unit, a sleek sink and LED illuminated mirror. The family bathroom has also been recently upgraded, showcasing subway tiling, a bath with a shower over, and a modern vanity unit with integrated storage and LED illuminated mirror.

The landscaped garden is a private oasis, thoughtfully designed to maximize sunlight and seclusion. It features a paved seating area directly outside the lounge, a lush lawn with raised borders, and mature hedging for added privacy. This tranquil outdoor space is perfect for relaxing, hosting barbecues, or enjoying a quiet moment in the sun.

To the side of the property, gated parking for two vehicles and an extra-long garage which has power and lighting add to the practicality and appeal of this exceptional home. This superbly presented home is a rare find and must be viewed to be fully appreciated. Don't miss the chance to make 12 Stret Morgan Le Fay your forever home.

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ADDITIONAL INFO

Tenure: Freehold

Utilities: All Mains Services

Broadband: Yes

Mobile phone: Good

Parking: Garage & Driveway for two vehicles

Heating and hot water: Gas Central Heating for Both

Accessibility: Level access to front door

Mining: Standard searches include a Mining Search.

Estate Management Fee (if applicable): £200 Per annum



FLOORPLAN & DIMENSIONS

Entrance Hall

4' 1" x 4' 8" (1.24m x 1.42m)

Kitchen/Diner

8' 9" x 19' 5" (2.66m x 5.91m)

Downstairs WC

5' 2" x 3' 2" (1.57m x 0.96m)

Lounge

10' 1" x 19' 5" (3.07m x 5.91m)

First Floor Landing

9' 6" x 6' 0" (2.89m x 1.83m)

Bedroom One

10' 2" x 12' 11" (3.10m x 3.93m)

En-suite

4' 7" x 4' 11" (1.40m x 1.50m)

Bedroom Two

8' 10" x 12' 10" (2.69m x 3.91m)

Bedroom Three

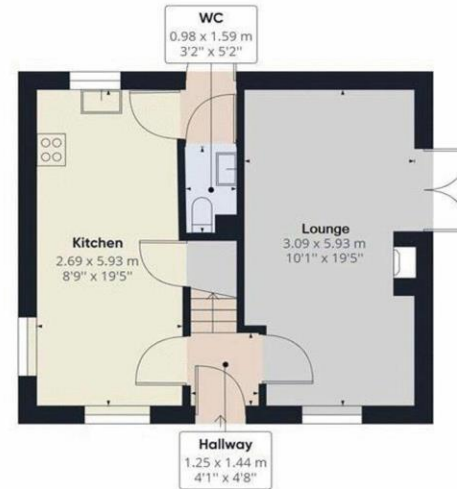
6' 7" x 8' 0" (2.01m x 2.44m)

Bathroom

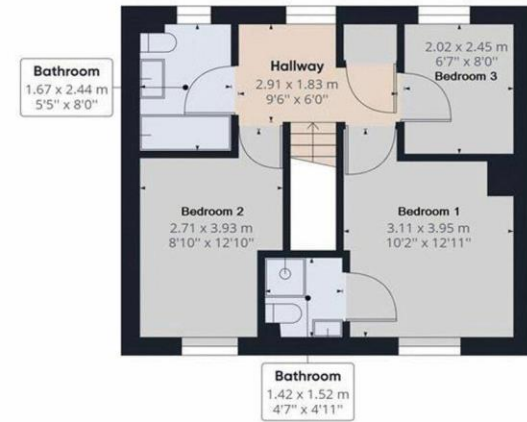
5' 5" x 8' 0" (1.65m x 2.44m)

Garage

19' 5" x 9' 3" (5.91m x 2.82m)



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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