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9 Stret Constantine, Newquay TR7 1GH

£455,000

A GORGEOUS THREE DOUBLE BEDROOM FAMILY HOME WITH A GARAGE, A 'SUN-TRAP' SOUTHERLY FULLY LANDSCAPED GARDEN AND PARKING LOCATED WITHIN WALKING DISTANCE OF FISTRAL BEACH AND THE TOWN CENTRE ON THE HIGHLY DESIRABLE DUCHY OF CORNWALL ESTATE. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / BEDROOMS: 3 / BATHROOMS: 3

FEATURES:

- GEORGIAN STYLE SEMI DETACHED THREE DOUBLE BEDROOM 'C G FRY' FAMILY HOME
- BEAUTIFULLY LANDSCAPED SOUTHERLY FACING GARDEN
- GARAGE AND PARKING
- HIGHLY DESIRABLE DUCHY ESTATE CLOSE TO FISTRAL BEACH AND THE TOWN CENTRE
- NO ONWARD CHAIN
- ALL MAINS SERVICES
- UTILITY ROOM
- MAIN BEDROOM WITH DRESSING ROOM AND EN SUITE

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DESCRIPTION:

The Duchy development of Tregunnel has quickly become one of the most desirable places to live in Newquay. It is a quaint residential development built around 2015 comprising of smart family homes. It's not difficult to see why this estate is held in such high regard. Built on the fringes of Pentire and only a short walk to The River Gannel, Fistral Beach and the Town Centre it's no exaggeration to say that the surrounding area offers an endless supply of beautiful, family friendly walks and beaches that are guaranteed to keep children exploring & tails wagging. The highly sought after coastal town of Newquay has recently been named as one of the UK's most desirable places to live and it's not difficult to see why!...Hugged by miles of sandy beaches offering world class waves, family friendly rock pools and calm water for paddle boarding there is something for everyone to enjoy! The vibrant town offers an array of cafes, restaurants and bars with a good range of shops, all within walking distance of this lovely family home!

Upon entering this charming Georgian style property, the first room to greet you is the neat, tiled entrance hallway with a cloakroom and stairs to the first floor. On the left, you will find the dual aspect lounge which has a window to the front and French Doors opening to the rear garden.

On the other side, the kitchen diner is a great family space with ample space for cooking, dining, relaxing and entertaining. With triple aspect windows, there's an abundance of natural light. Practically, the cream gloss kitchen has an eye level oven, a gas hob, an integrated dish washer, fridge freezer and space for a washing machine complimented by a slate tiled floor. Off from the kitchen, there's a useful utility room with bespoke shelving and a door to the garden.

All three bedrooms can be found on the first floor. All are doubles with a gorgeous, spacious family bathroom offering a 'P' Bath with a shower over. The main bedroom suite offers a dressing area and an en suite shower room featuring a double shower. Off from the landing area, there's an airing cupboard and a cupboard housing the unvented water cylinder.

This property was built in 2014 and is a high quality CG Fry build. It has gas central heating powered by a combination boiler located in the kitchen and wooden windows throughout. The decor and floor coverings are flawless and contemporary with a mixture of tiled flooring, Karndean and carpets. There are many charming features including large sash windows, high ceilings and low window sills. At Tregunnel there is a freehold management charge of around £250.00 per annum.

Externally, at the rear, the garden is southerly facing and a real sun trap, it has been completely transformed by the current owners who have created a gorgeous space to relax in the sun. There's a patio, a lawned area and an abundance of palms and shrubs...plenty to keep those green fingered buyers happy! with a gate to the rear where you will find the parking space and access to the single garage.

In summary, this gorgeous home offers a huge amount of living space and three double bedrooms, located in one of the most family friendly, highly desirable locations in Newquay.

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Hallway
2.69m x 1.85m (8'10 x 6'1)

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Cloakroom
1.85m x 1.40m (6'1 x 4'7)

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Lounge
5.59m x 3.05m (18'4 x 10'0)

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Kitchen Diner
7.67m x 3.10m (25'2 x 10'2)

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Utility
2.49m x 1.96m (8'2 x 6'5)

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Bedroom 1
3.78m x 3.07m (12'5 x 10'1)

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Dressing Room
3.33m x 1.60m (10'11 x 5'3)

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En Suite
2.82m x 1.98m (9'3 x 6'6)

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Bedroom 2
2.95m x 2.82m (9'8 x 9'3)

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Bedroom 3
2.67m x 2.57m (8'9 x 8'5)

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Bathroom
2.59m x 1.65m (8'6 x 5'5)

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FLOORPLAN:



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		80	89
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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