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**52 Quintrell Road, Newquay TR7 3FJ**

**£485,000**

A GORGEOUS FOUR/FIVE BEDROOM DETACHED FORMER MORRISH SHOW HOME WITH TWO EN SUITES, A BEAUTIFULLY LANDSCAPED WESTERLY FACING REAR GARDEN WITH A LARGE SUN TERRACE AND A DOUBLE GARAGE, OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / BEDROOMS: 5 / BATHROOMS: 4

**FEATURES:**

- DETACHED FOUR/FIVE BEDROOM FORMER MORRISH SHOW HOME
- DETACHED DOUBLE GARAGE
- LOG BURNER IN THE LIVING ROOM
- STYLISH DECOR THROUGHOUT
- BEAUTIFULLY LANDSCAPED 'SUN-TRAP' WESTERLY FACING GARDEN
- ALL MAINS SERVICES
- NO ONWARD CHAIN
- WALKING DISTANCE TO SCHOOLS
- HIGHLY DESIRABLE DUCHY OF CORNWALL DEVELOPMENT

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## DESCRIPTION:

Welcome to Number Fifty Two Quintrell Road; an exceptional four/five bedroom detached former Morrish show home located right on the edge of Nansledan, just a ten minute drive from Newquay.

Nansledan is the jewel in Newquay's crown! Just a short distance from the bohemian town centre, The Duchy Estate of Nansledan is set to become a thriving town of 4000 homes with a buzzing high street full of local shops and cafes with something to suit every taste! With a well respected Primary School and plenty of green space, Nansledan is the ideal location for families, only two miles away from Newquay which offers a vibrant range of shops, cafes and bars. Some of the most beautiful surfing beaches and coastline in north Cornwall can be found here. On the eastern edge of Nansledan, Trewolek Meadow occupies a large area of farmland locally known as the SANG which provides a haven for wildlife and a beautiful spot to keep tails wagging and children happy! Some of the most beautiful surfing beaches and coastline in north Cornwall can be found here. On the eastern edge of the development Trewolek Meadow occupies a large area of farmland locally known as the SANG which provides a haven for wildlife and a beautiful spot to keep tails wagging and children happy!

A smart, inviting hallway with stairs to the first floor and a useful cloakroom guides you into this family home. On the left, the dual aspect lounge has a window to the front and patio doors opening to the rear sun terrace. It has the luxury of a log burner and a sophisticated, stylish feel with ample space for the whole family to relax in front of the fire.

On the other side, the kitchen diner offers an array of cream shaker style units with an integrated fridge freezer, dish washer, washing machine, double oven and gas hob.

On the first floor, you will find three double bedrooms, one with an en suite shower room and the main family bathroom which is immaculately presented. The second floor has been designed to offer the luxury of a 'bedroom suite' with a generous double bedroom and a separate dressing room/fifth bedroom or study and an en suite show room. From the second floor, you can enjoy far reaching views across Newquay.

This property has gas central heating and wooden double glazed windows. At Nansledan, there is a freehold management charge of around £285.00 per year.

Externally, the garden at the rear is westerly facing and has been loving cared for and beautifully landscaped by the current owners. There's a huge sun terrace and a large area of astro turf, ideal for those families with younger children offering enough space to play. There's also a double garage with access from the garden and a parking space at the rear.

In summary, this really is a brilliant family home, the bedrooms are all a good size, it's immaculate throughout, the garden is a glorious sun trap and you're within walking distance of the main schools and just a few minutes drive to the nearest beach.

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Hallway  
4.67m x 2.01m (15'4 x 6'7)

Kitchen Diner  
5.99m x 2.74m (19'8 x 9'0)

Lounge  
5.94m x 3.00m (19'6 x 9'10)

Bedroom 2  
4.09m x 2.77m (13'5 x 9'1)

En Suite  
2.36m x 1.73m (7'9 x 5'8)

Bedroom 3  
2.95m x 2.92m (9'8 x 9'7)

Bedroom 4  
2.97m x 2.92m (9'9 x 9'7)

Main Bathroom  
2.34m x 1.70m (7'8 x 5'7)

Bedroom 1  
4.98m x 2.92m (16'4 x 9'7)

En Suite  
2.74m x 2.21m (9'0 x 7'3)

Dressing Room/Bedroom 5  
2.77m x 2.57m (9'1 x 8'5)

Double Garage  
6.05m x 5.82m (19'10 x 19'1)

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FLOORPLAN:



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A	B	84	93
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G	Not energy efficient - higher running costs	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G	Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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