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24 Stret Constantine, Newquay TR7 1GH

£499,950

A GORGEOUS THREE STOREY, FOUR BEDROOM DETACHED FAMILY HOME WITH A DOUBLE GARAGE AND A NEAT, LOW MAINTENANCE GARDEN LOCATED WITHIN WALKING DISTANCE OF FISTRAL BEACH AND THE TOWN CENTRE ON THE HIGHLY DESIRABLE DUCHY OF CORNWALL ESTATE.

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / BEDROOMS: 4 / BATHROOMS: 3

FEATURES:

- FOUR BEDROOM, THREE STOREY DETACHED FAMILY HOME
- LOCATED IN ONE OF NEWQUAY'S MOST DESIRABLE LOCATIONS
- WALKING DISTANCE TO FISTRAL BEACH AND THE TOWN CENTRE
- LOW MAINTENANCE NATURAL SLATE FACADE
- DOUBLE GARAGE
- MANY DUAL ASPECT ROOMS
- ALL MAINS SERVICES
- PRESENTED TO A SUPERB STANDARD

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DESCRIPTION:

Nestled in the esteemed Duchy of Cornwall Tregunnel Hill Development, 24 Stret Constantine is a stunning modern detached family residence that truly epitomizes luxurious coastal living. This magnificent property, completed in 2014 and endowed with a remaining 10-year NHBC Warranty, is surrounded by the picturesque charm of Newquay, placing you within easy reach of the town's vibrant heartbeat, great schools, and the alluring embrace of sandy beaches.

As you step through the door of this four-bedroom, two-bathroom home, you're greeted by a spacious tiled hallway that leads to a ground floor WC, an elegant dining room, and a family friendly kitchen/breakfast area. This carefully thought out space is a chef's dream, adorned with a sleek range of contemporary units, an integrated eye-level double oven, a 5-ring gas hob and an integrated fridge/freezer. A separate utility room, thoughtfully appointed with plumbing for your washing machine and tumble dryer, ensures that the heart of your home remains uncluttered and functional.

As you ascend to the first floor, you will be greeted with a 23ft long living room bathed in natural light thanks to the triple aspect windows. This is the ultimate sanctuary for family gatherings and entertaining, with ample space to relax and unwind. Also, on this floor is a cozy bedroom, perfect for guests or as a 'work from home' space and a beautifully appointed family bathroom that exudes a sense of serenity with its upgraded tiling and quality white suite.

The second floor is a testament to thoughtful design and practicality. The main bedroom has the luxury of a private en-suite bathroom that boasts a double shower enclosure and high-quality tiling. This clever 'Jack and Jill' arrangement allows the en-suite to serve as a secondary bathroom for the remaining two bedrooms on this level.

The property is kept warm and cozy by a highly efficient gas-fired central heating system, the boiler and high pressure water tank are located in the utility room, there's wooden double-glazed windows throughout.

The garden at the rear is neat and low maintenance with a patio, a raised decked area and a lawned area offering a good degree of privacy and plenty of afternoon and evening sun. To the side, you will find a double garage with twin up and over doors.

With its blend of traditional Cornish charm complimented by a low maintenance natural slate facade, 24 Stret Constantine is more than just a home; it's a lifestyle. The location, size and layout is perfect for modern family life!

At Tregunnel, there is a freehold Estate charge of around £170.00 per year.

Hallway
4.62m x 1.93m (15'2 x 6'4)

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Dining Area
3.58m x 3.35m (11'9 x 11'0)

Kitchen Area
3.56m x 3.33m (11'8 x 10'11)

Utility Room
3.05m x 2.03m (10'0 x 6'8)

Living Room
7.59m x 3.56m (24'11 x 11'8)

Bedroom
3.12m x 2.11m (10'3 x 6'11)

Bathroom
2.87m x 2.01m (9'5 x 6'7)

Main Bedroom
3.56m x 3.38m (11'8 x 11'1)

En Suite
2.90m x 2.03m (9'6 x 6'8)

Bedroom
3.56m x 3.30m (11'8 x 10'10)

Bedroom
3.10m x 2.11m (10'2 x 6'11)

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FLOORPLAN:



GROUND FLOOR
APPROX. FLOOR
AREA 44.8 SQ.M.
(483 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 44.7 SQ.M.
(481 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 44.2 SQ.M.
(476 SQ.FT.)

TOTAL APPROX. FLOOR AREA 133.7 SQ.M. (1438 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	83	92
(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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) 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	

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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