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**36 Figgy Road, Newquay TR8 4WB**

**£400,000**

A TRULY EXCEPTIONAL AND PARTICULARLY SPACIOUS FOUR BEDROOM FAMILY HOME POSITIONED IN A QUIET TUCKED PART OF FIGGY ROAD. THIS PROPERTY HAS A PRIVATE, ENCLOSED WESTERLY FACING GARDEN, A GARAGE AND PARKING AND IS OFFERED WITH NO ONWARD CHAIN.

**PROPERTY TYPE:** House - Detached

**RECEPTIONS:** 1 / **BEDROOMS:** 4 / **BATHROOMS:** 2

**FEATURES:**

- FOUR BEDROOM DETACHED FAMILY HOME
- LOW MAINTENANCE WESTERLY FACING GARDEN
- GARAGE AND PARKING
- INCREDIBLY SPACIOUS AND IDEAL FOR FAMILIES
- GORGEOUS CONTEMPORARY UPGRADED BATHROOM
- NO ONWARD CHAIN
- TO FOLLOW
- WELL LOCATED ON A POPULAR FAMILY FRIENDLY ESTATE
- AIR SOURCE HEAT PUMP
- EV CHARGE POINT

01637 877754

[info@momovenewquay.co.uk](mailto:info@momovenewquay.co.uk)

[www.momove.co.uk](http://www.momove.co.uk)

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#### DESCRIPTION:

Welcome to Number Thirty Six Figgy Road, an exceptionally spacious and flawlessly presented four bedroom detached family home, well located within one of Newquay's newest and incredibly desirable developments on the edge of Newquay. This estate has quickly become a very popular location appealing to many different buyers, offering contemporary homes with the latest energy efficient technology. Within Quintrell Downs, there's a Spar shop and three family friendly pubs. A few minutes further towards Newquay is the increasingly popular Duchy development of Nansledan which has an exciting array of coffee shops and brand new retail outlets. More and more businesses are opening at Nansledan and it will soon become a very popular destination for shopping and socialising. The closest Primary School is at Nansledan and Treviglas Academy is approximately two miles away.

This property has been lovingly cared for by the current owners, it's in brilliant condition throughout with spacious, family friendly accommodation and a westerly facing garden.

A spacious and welcoming hallway with stairs to the first floor guides you into this property where you will find a useful WC and an understairs cupboard. On the right, the dual aspect lounge is a brilliant family room, presented to a top standard with plenty of space for the whole family to relax at the end of the day. On the other side, the kitchen diner is also dual aspect offering access to the rear garden, again an exceptionally spacious room with a great range of modern cupboards and ample space for a dining table. Practically, there's space for a washing machine with an integrated double oven, fridge freezer and dish washer. There's ample room for cooking, dining and relaxing and with the doors open in the Summer, the garden really is just an extension of this room.

All four bedrooms can be found on the first floor, they are all presented to a great standard with quality floor coverings and decor. The bathroom has been upgraded and offers a free standing bath, a separate shower, a wc and wash basin. There's a real feel of luxury to the bathroom with gorgeous contemporary tiling. Off from the landing, there's an airing cupboard housing the water tank and access to the loft which is part boarded and has a loft ladder.

This property has an air source heat pump ensuring it is efficient and economical to run. The windows are all upvc double glazed.

Externally, there's driveway parking and a single garage along with an EV charge point.. The garden faces westerly allowing for plenty of sunshine right through the evening. It's low maintenance with a patio, a lawned area and plenty of mature planted flower beds. There's also an under cover seating area.

In summary, this property offers space, a tucked away quiet location and it's chain free...totally turn-key ready!

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Hallway  
4.95m x 2.24m (16'3 x 7'4)

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Kitchen Diner  
6.88m x 4.39m (22'7 x 14'5)

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Lounge  
6.88m x 3.12m (22'7 x 10'3)

.

Cloakroom  
1.91m x 0.99m (6'3 x 3'3)

.

Bedroom 1  
3.35m x 2.84m (11'0 x 9'4)

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Bedroom 2  
3.63m x 3.56m (11'11 x 11'8)

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Bedroom 3  
3.89m x 2.62m (12'9 x 8'7)

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Bedroom 4  
2.87m x 1.73m (9'5 x 5'8)

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Bathroom  
3.38m x 2.08m (11'1 x 6'10)

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Garage  
5.99m x 2.92m (19'8 x 9'7)

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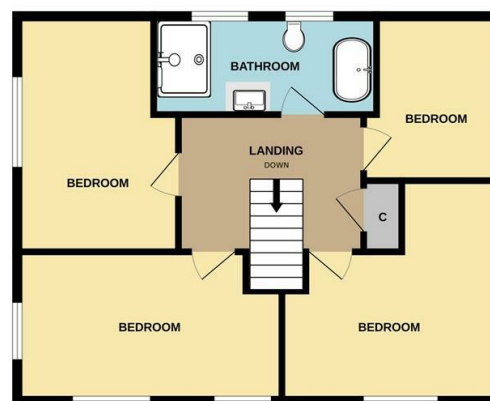
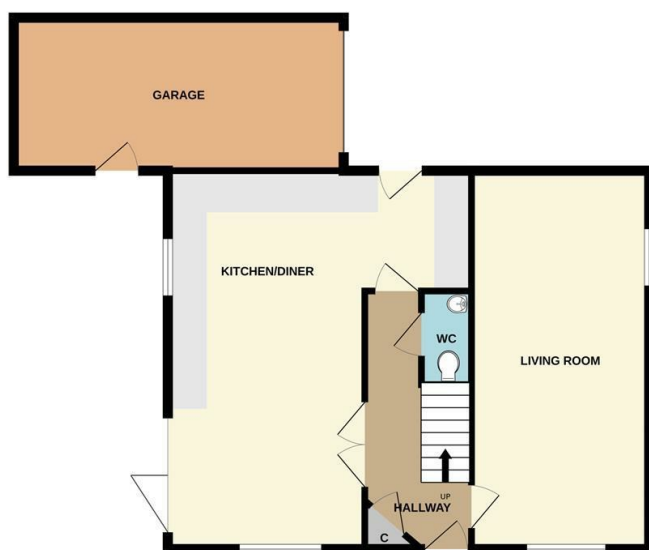


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## FLOORPLAN:

GROUND FLOOR

1ST FLOOR



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 |
|   |           |
| 78                                      | 92        |
| England & Wales EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--|-----------|
| Current  | Potential |
|  |           |
|  |           |
| England & Wales EU Directive 2002/91/EC        |           |

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