

"Estate Agency is evolving...evolve with us"



16 Stret Dor Wartha, Newquay TR8 4RS

£375,000

A TRULY EXCEPTIONAL THREE DOUBLE BEDROOM C.G. FRY HOME, BEAUTIFULLY TUCKED AWAY IN A QUIET CORNER OF NANSLEDAN, YET ONLY MOMENTS FROM ITS WONDERFUL SHOPS AND CAFÉS. FEATURING A PRIVATE ENCLOSED AND BEAUTIFULLY LANDSCAPED GARDEN, GARAGE, PARKING AND OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 2

FEATURES:

- EXCEPTIONAL THREE DOUBLE BEDROOM CG FRY FAMILY HOME
- MAIN BEDROOM EN SUITE
- PROFESSIONALLY LANDSCAPED REAR GARDEN OFFERING A LARGE PATIO AND PLENTY OF PRIVACY
- HUGE KITCHEN DINER, PERFECT FOR FAMILY GATHERINGS
- QUIET, TUCKED AWAY LOCATION
- BUILT IN 2023 WITH THE REMAINDER OF THE NHBC GUARANTEE
- GARAGE AND PARKING
- NO ONWARD CHAIN
- SUPERB DUCHY OF CORNWALL DEVELOPMENT
- BEAUTIFULLY DECORATED AND PRESENTED INSIDE AND OUT

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

"Estate Agency is evolving...evolve with us"



DESCRIPTION:

Welcome to Sixteen Stret Dor Wartha — an immaculate, beautifully designed three-bedroom semi-detached C.G. Fry show home, built in 2023 and perfectly positioned in the heart of sought-after Nansledan, just ten minutes from Newquay.

Nansledan continues to shine as one of Newquay's standout locations. Created by the Duchy of Cornwall, this vibrant and thoughtfully planned community blends charming architecture with a growing selection of independent shops and cafés. With a highly regarded primary school, generous green spaces and the stunning SANG wildlife area at Trewolek Meadow on the doorstep, it's an idyllic setting for families and those seeking a lifestyle with everything close by. Newquay's famous beaches, lively town centre, restaurants and amenities are only a short drive away.

This home is one of the finest examples of its kind, offering an exceptional kitchen-dining space and a neatly landscaped, enclosed garden.

You are welcomed by a bright hallway with practical LVT flooring, leading to a convenient cloakroom and a generous living room with a front-facing window — a warm and inviting space for family downtime. To the rear, the standout kitchen-diner features luxury tiled flooring, stylish grey shaker style units, a full pack of integrated appliances, plenty of room for a dining table, and French doors to the garden.

Upstairs, all three bedrooms are beautifully presented. The main bedroom enjoys a superbly finished en suite shower room, while the family bathroom, complete with a modern P-shaped bath — serves the remaining two rooms. Bedroom three is currently arranged as a study with fitted wardrobes offering clever storage solutions.

Featuring gas central heating and double glazed wooden windows throughout, this property also comes with a freehold management charge of approximately £285.00 per year as part of the Nansledan community.

Externally, the rear garden has been professionally landscaped and offers a wonderful sense of privacy. It features a large, sunny patio, ideal for relaxing or entertaining, along with beautifully planted borders and beds that add colour and interest throughout the seasons. There is also a gate providing access to both the rear and the side, making it a practical and inviting outdoor space. An allocated parking space sits directly in front of the garage at the rear of the garden.

In summary, this outstanding C.G. Fry home has been enhanced with numerous upgrades and offers bright, spacious accommodation finished to an exceptional standard. With no onward chain, it is ready to welcome its new owners.

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

"Estate Agency is evolving...evolve with us"



Hallway
4.42m x 1.02m (14'6 x 3'4)

.

Cloakroom
2.03m x 0.99m (6'8 x 3'3)

.

Lounge
4.78m x 3.63m (15'8 x 11'11)

.

Kitchen Diner
5.94m x 3.58m (19'6 x 11'9)

.

Bedroom 1
3.56m x 3.25m (11'8 x 10'8)

.

Bedroom 2
3.15m x 2.95m (10'4 x 9'8)

.

Bedroom 3
3.15m x 2.95m (10'4 x 9'8)

Bathroom
2.24m x 2.06m (7'4 x 6'9)

.

En Suite
1.88m x 1.85m (6'2 x 6'1)

.

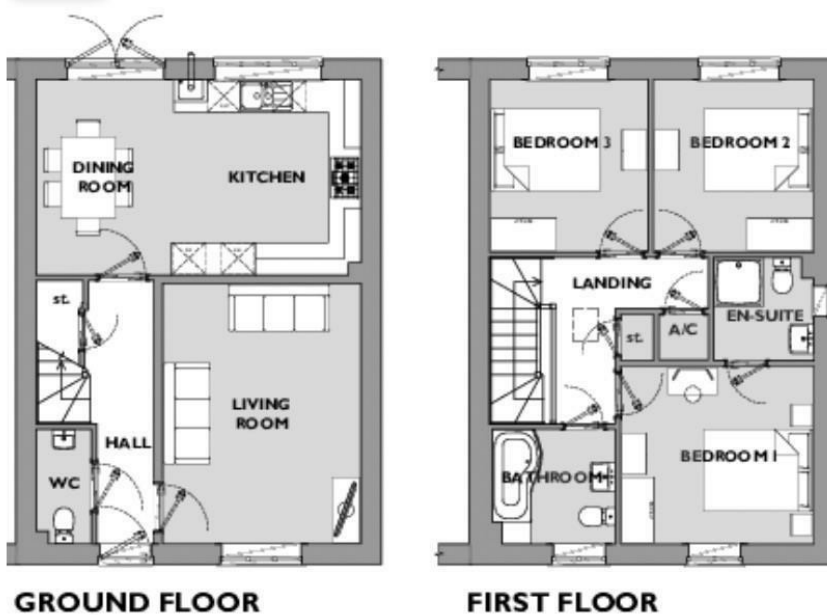
Garage

.

01637 877754
info@momovenewquay.co.uk
www.momove.co.uk

"Estate Agency is evolving...evolve with us"

FLOORPLAN:



THREE BEDROOM HOME

FIRST FLOOR

Bedroom 1
3.54 x 3.26m (11'8 x 10'8ft max)

Bedroom 2
2.94 x 3.16m (9'8 x 10'4ft max)

Bedroom 3
2.90 x 3.16m (9'6 x 10'4ft)

GROUND FLOOR

Living Room
3.64 x 4.77m (11'11 x 15'8ft max)

Kitchen/ Dining Room
5.95 x 3.58m (19'6 x 11'9ft max)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		96
	(81-91) B	85	
	(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 plus) 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.

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk