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18B Quintrell Road, Newquay TR7 3DZ

£350,000

A BRILLIANT THREE-BEDROOM C G FRY HOME PROMINENTLY POSITIONED ON THE EDGE OF NANSLEDAN, YET WITHIN EASY REACH OF THE DELIGHTFUL SHOPS AND CAFES ON OFFER. THIS PROPERTY HAS A PRIVATE, ENCLOSED WESTERLY FACING GARDEN, A GARAGE AND PARKING.

PROPERTY TYPE: House - Semi-Detached

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

FEATURES:

- IMMACULATE THREE BEDROOM CG FRY FAMILY HOME
- GARAGE AND ALLOCATED PARKING
- IMPRESSIVE KITCHEN DINER AT THE REAR
- WESTERLY FACING GARDEN
- MAIN BEDROOM EN-SUITE
- WELL POSITIONED ON THE EDGE OF NANSLEDAN
- GAS CH AND WOODEN DOUBLE GLAZING
- PLENTY OF STORAGE

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DESCRIPTION:

Welcome to No. 18B Quintrell Road...The 500th house built at Nansledan! ...an immaculately presented three-bedroom end-of-terrace home by renowned Cornish developer CG Fry, built in 2021 and beautifully positioned on the edge of the highly sought-after Duchy of Cornwall development at Nansledan. Stylishly finished throughout, this superb home offers contemporary family living just ten minutes from the heart of Newquay.

Nansledan has quickly become one of Cornwall's most desirable places to live. Designed around a strong sense of community, it offers a thriving high street with independent cafés, shops and everyday amenities, alongside a highly regarded primary school and generous green spaces. Just two miles away, Newquay provides an outstanding choice of restaurants, shops and bars, together with some of the UK's finest surfing beaches and spectacular North Cornish coastline. On Nansledan's eastern edge, Trewolek Meadow (SANG) offers acres of open countryside, perfect for dog walking, family adventures and enjoying nature.

Beautifully presented throughout, this home is a superb example of its type, with bright, well-proportioned accommodation and a stunning open-plan kitchen-dining room complemented by a private, westerly facing rear garden.

The welcoming entrance hall features practical LVT flooring, with a useful cloakroom and a spacious sitting room enjoying a pleasant front aspect. To the rear, the impressive kitchen-dining room forms the heart of the home, boasting contemporary grey cabinetry, luxury tiled flooring, fully integrated appliances and ample space for family dining. Doors open directly onto the garden, creating an ideal space for both everyday living and entertaining.

Upstairs are three well-proportioned bedrooms, two overlooking the rear garden and one to the front. The principal bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a beautifully finished family bathroom with a modern 'P'-shaped bath.

Further benefits include gas-fired central heating via a combination boiler and attractive timber-framed double-glazed windows throughout.

At Nansledan, there's an Estate charge of £394.63 per year.

Outside, the enclosed west-facing rear garden enjoys sunshine well into the evening, creating a wonderfully private space to relax or entertain. A gate provides direct access to the parking area, while the single garage is conveniently positioned alongside the property. Complete with overhead storage and Wi-Fi connectivity, it also offers excellent potential as a home office or hobby space. Combining quality craftsmanship, stylish interiors and an exceptional location, No. 18B Quintrell Road is a superb modern home ready to be enjoyed from day one.

Kitchen/Diner
5.31m x 3.71m (17'5" x 12'2")

Living Room
3.00m x 4.46m (9'10" x 14'7")

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Hallway
1.08m x 4.23m (3'6" x 13'10")

Bedroom 1
2.96m x 3.74m (9'8" x 12'3")

En-Suite
2.18m x 1.38m (7'1" x 4'6")

Bedroom 2
2.97m x 3.04m (9'8" x 9'11")

Bedroom 3
2.29m x 2.64m (7'6" x 8'7")

Landing
0.97m x 3.50m (3'2" x 11'5")

Bathroom
2.25m x 1.99m (6'6", 82'0" x 6'6")

Garage
2.98m x 5.88m (9'9" x 19'3")

Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

Items shown in photographs are not included unless specifically mentioned in the sales particulars.

All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

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FLOORPLAN:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			96
(81-91) B			84
(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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