

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



18 Stret Duk Kernow, Newquay TR8 4UD

£450,000

A STUNNING FOUR DOUBLE BEDROOM, THREE-YEAR-OLD 'SANDRINGHAM' STYLE DETACHED FAMILY HOME, FEATURING A SINGLE GARAGE AND A BEAUTIFULLY LANDSCAPED, LEVEL, SUNNY ENCLOSED GARDEN, SITUATED IN A PRIME POSITION WITHIN THE HIGHLY SOUGHT-AFTER DUCHY OF CORNWALL NANSLEDAN DEVELOPMENT, JUST A SHORT WALK FROM THE LOCAL SHOPS, CAFÉS AND AMENITIES.

PROPERTY TYPE: House - End Terrace

RECEPTIONS: 1 / **BEDROOMS:** 4 / **BATHROOMS:** 3

FEATURES:

- FOUR DOUBLE BEDROOM SANDRINGHAM STYLE HOME
- JUST THREE YEARS OLD
- GARAGE AND ALLOCATED PARKING
- PERFECTLY DESIGNED FOR MODERN FAMILY LIFE
- TUCKED AWAY FROM THE BUSIER ROADS
- MODERN, FRESH DECOR AND FLOOR COVERINGS
- REMAINDER OF NHBC WARRANTY
- WESTERLY FACING FLAT 'BLANK CANVAS' GARDEN

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

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



DESCRIPTION:

Welcome to 18 Stret Duk Kernow, Nansledan – an impressively spacious and beautifully presented four double bedroom Sandringham home, just three years old and ideally located within a ten-minute drive of Newquay town centre.

Nansledan is widely regarded as one of Newquay's most desirable residential communities. Created by the Duchy of Cornwall, this thriving and ever-growing development will eventually comprise around 4,000 homes, centred around an attractive high street with an excellent selection of independent cafés, shops, and everyday amenities. With a highly regarded primary school, an abundance of green open spaces, and a strong sense of community, it has become a firm favourite with families.

Just two miles away, Newquay offers an exciting mix of restaurants, bars, boutique shopping, and some of Cornwall's finest beaches, famous for their world-class surfing and spectacular coastline. On the eastern edge of Nansledan, Trewolek Meadow—known locally as the SANG (Suitable Alternative Natural Greenspace)—provides acres of beautiful countryside, offering wonderful walks, abundant wildlife, and the perfect setting for dog owners and families alike.

Occupying a tucked-away position on the highly sought-after and tucked away street of Stret Duk Kernow, this exceptional home enjoys easy access to local amenities, green spaces, and popular cafés, all within just a few minutes' walk. Beautifully finished throughout, the property offers generous accommodation arranged over three floors, complemented by a landscaped west-facing garden, garage, and private parking.

The welcoming entrance hallway immediately sets the tone, featuring stylish flooring, a useful cloakroom, and stairs rising to the upper floors.

To one side of the hallway, the dual-aspect living room is an elegant yet comfortable family space, flooded with natural light and featuring French doors opening onto the rear garden. Its generous proportions provide ample space for a variety of seating arrangements, making it ideal for both everyday family life and entertaining guests.

Opposite, the impressive dual-aspect kitchen/dining room has been thoughtfully designed as the heart of the home. Fitted with an attractive range of shaker-style units and a comprehensive suite of integrated appliances, it offers both practicality and style. A breakfast bar provides informal dining while subtly defining the space, leaving plenty of room for a full-sized family dining table. French doors also open directly onto the garden, creating a seamless indoor-outdoor lifestyle that is perfect for summer entertaining and family barbecues.

The first floor comprises two generous double bedrooms. The superb principal suite enjoys a dual-aspect outlook and benefits from a beautifully appointed en-suite shower room. The second bedroom overlooks the rear garden and is another excellent-sized double. Completing this floor is a contemporary family bathroom featuring a bath, along with an airing cupboard housing the high-pressure hot water cylinder.

The second floor continues to impress, offering two further spacious dual-aspect double bedrooms, both beautifully presented and offering excellent versatility for growing families, guest accommodation, or home working. These bedrooms are served by an immaculate modern shower room, ensuring every floor is exceptionally well catered for.

Throughout the property there is gas-fired central heating and high-quality wooden double-glazed windows, further enhancing the home's efficiency and character.

Externally, the west-facing rear garden provides an excellent blank canvas for landscaping or personalisation. Predominantly laid to lawn with a generous patio area, it offers an ideal space for children to play or for outdoor entertaining. A rear gate provides direct access to the garage, with an allocated parking space conveniently positioned immediately in front.

The property is freehold and forms part of the Duchy of Cornwall's Nansledan development, with an annual estate management charge of approximately £385.

In summary, 18 Stret Duk Kernow is a superb example of the highly sought-after Sandringham design, combining generous proportions, exceptional presentation, and an enviable location within one of North Cornwall's most exciting and prestigious new communities. Offering four genuine double bedrooms, versatile accommodation across three floors, and superb family-friendly living, this is a turnkey home ready to be enjoyed from day one.

Living Room

5.62m x 3.15m (18'5" x 10'4")

Kitchen/Diner

5.66m x 2.87m (18'6" x 9'4")

Entrance Hallway

2.65m x 2.11m (8'8" x 6'11")

Bedroom 1

5.65m x 3.20m (18'6" x 10'5")

En-Suite

2.05m x 1.92m (6'8" x 6'3")

Bedroom 2

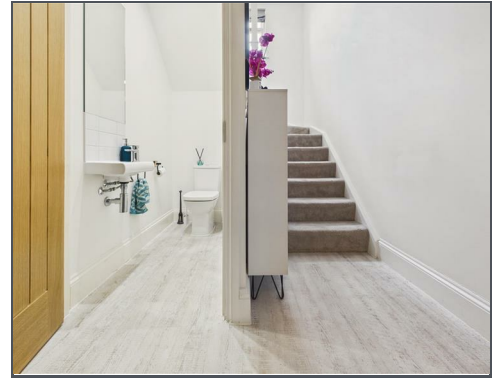
3.58m x 2.93m (11'8" x 9'7")

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

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



Landing 1st Floor
2.72m x 1.16m (8'11" x 3'9")

Bathroom
2.51m x 2.03m (8'2" x 6'7")

Bedroom 3
4.38m x 3.21m (14'4" x 10'6")

Bedroom 4
4.40m x 2.94m (14'5" x 9'7")

Shower Room
2.33m x 1.58m (7'7" x 5'2")

Landing 2nd Floor
1.31m x 1.09 (4'3" x 3'6")

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.

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

FLOORPLAN:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(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 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