



1, Ellenglaze Court, Newquay, TR8 5QX

david ball  
Agencies

Located in the highly sought after village of Cubert, is this exceptional four bedroom detached family home. Positioned on a corner plot at the entrance to a quiet cul-de-sac, the property boasts a spacious open plan living, dining, and kitchen area, a private driveway, garage and enclosed rear garden.

**£450,000 Freehold**

## Key Features

- Modern Detached House
- Electric underfloor heating downstairs
- Principal En-Suite & Family Bathroom
- Enclosed Level Rear Garden with side access
- Integral garage
- Open Plan Living Room/Dining Room/Kitchen
- Four Bedrooms
- Within 2km of Holywell Bay dunes
- Driveway Parking
- Solar Panels

### Entrance Hall

**13'11" x 8'9" max (4.26m x 2.67m max)**

UPVC double glazed entrance door. Doors to living room, kitchen and storage cupboard. Radiator. Stairs to first floor landing.

### Open Plan Living Room/Dining Room

**13'8" x 19'6" max (4.17m x 5.96m max)**

UPVC double glazed window and wooden sliding doors to rear garden. Two Radiators. Open plan into:

### Kitchen

**18'9" x 10'4" max (5.74m x 3.16m max)**

Modern fitted kitchen comprising twelve base units, ten wall cupboards and four drawers. Inset sink with drainer. Space for fridge freezer. Integrated Lamona oven, microwave and a dish washer. Four ring ceramic hob with extractor fan over. UPVC double glazed window to rear garden. Doors to rear garden, WC and garage. Open plan into living/dining room.

### WC

**5'10" x 3'2" max (1.78m x 0.97m max)**

Modern suite incorporating low level flush WC and wash hand basin. Obscured window to rear.





## First Floor Landing

Doors to four bedrooms, bathroom, airing cupboard and storage cupboard. UPVC double glazed window.

## Bedroom One

**8'8" x 13'1" max (2.66m x 4.01m max)**

UPVC double glazed window. Radiator. Door to en-suite shower/cloakroom.

## En-Suite Shower

**3'10" x 8'7" (1.17m x 2.64m)**

Modern suite comprising shower cubicle with glazed door, wash hand basin and low level flush WC. Wooden obscured window. Centrally heated tower rail. Tiled walls and floor.

## Bedroom Two

**12'9" x 11'1" max (3.91m x 3.38m max)**

UPVC double glazed window. Radiator.

## Bedroom Three

**16'7" x 8'1" max (5.07m x 2.47m max)**

Two uPVC double glazed window. Built in wardrobe. Radiator.

## Bedroom Four

**8'3" x 8'2" max (2.52m x 2.51m max)**

UPVC double glazed window. Radiator.

## Bathroom

**6'4" x 10'9" max (1.94m x 3.30m max)**

Modern fitted suite comprising bath with shower fittings, wash hand basin and low level flush WC. Wooden obscured window. Centrally heated towel rail.

## Garage

**16'0" x 8'10" max (4.89m x 2.71m max)**

Up and over garage door. Space for washing machine and tumble dryer.

## Driveway Parking

## Rear Garden

Enclosed level rear garden mainly laid to lawn with patio and stoned area. Gate access to the front.

## Location

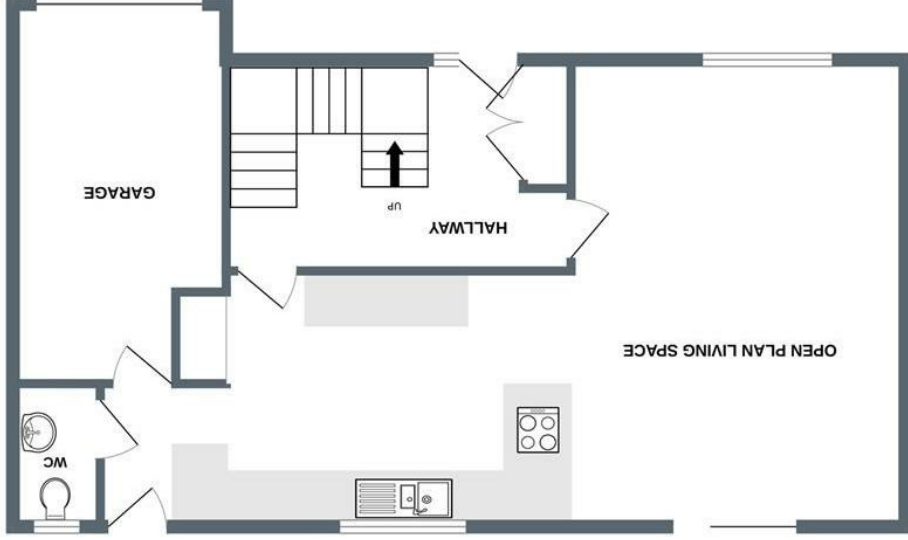
While offering a quiet escape from the busier coastal hubs, Cubert remains exceptionally well connected. The bustling town of Newquay is just a short drive away, providing comprehensive secondary schooling, supermarkets, and a branch line railway station. For a wider range of retail and hospital facilities, Cornwall's cathedral city of Truro is easily accessible within eleven miles. With regular bus links running directly through the village, Cubert offers a rare combination of secluded village charm and superb regional connectivity.



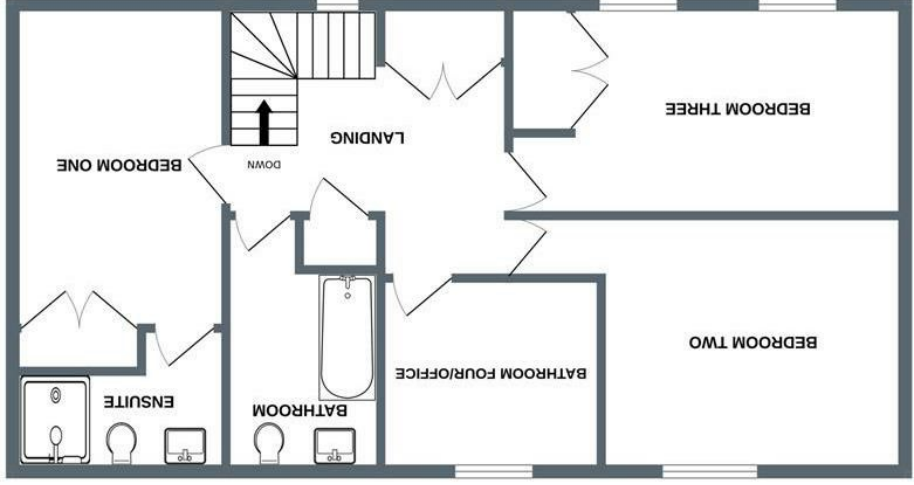
e.sales@dbs.estate  
34 East Street, Newquay, Cornwall TR7 1BH

Connecting People to Property Perfectly

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements 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.

Made with Metropix ©2026

Energy Efficiency Rating	
Current	Potential
74	80

England & Wales	
EU Directive 2002/91/EC	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Not energy efficient - higher running costs	

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information: any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and do not represent the actual fitting and furnishing at this development. 3. Regulations: any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matters must be verified by an intending purchaser. 4. Fixtures and fittings: supplied information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any services and appliances have not been tested by the vendors agent. Prospective purchasers are advised to make their own enquiries. 5. All dimensions are approximate.