

david ball
Agencies

Situated on the sought-after Duchy of Cornwall development at Tregunnel, this superb detached three-bedroom family home was completed in 2014. Externally, the property offers secure off-street gated parking, an enclosed rear garden, and a single garage. Early viewing is highly recommended.

Guide Price £410,000 Freehold

Key Features

- Sought after town centre location
- Enclosed tiered rear garden
- Fully fitted kitchen
- Gas central heating
- Secure off street parking and garage
- Spacious living/dining room with garden access
- Principle bedroom with ensuite
- Early viewing highly recommended

The Property

The property offers well balanced accommodation across two floors, boasting a spacious living/dining area, a modern kitchen, and three well-proportioned bedrooms. With an attached garage and private garden, it's perfect for families, first time buyers, or anyone looking to enjoy modern living close to the coast.

Step into a welcoming hallway leading to a bright and airy living/dining room, with French doors opening onto the rear garden ideal for entertaining or relaxing. The modern fitted kitchen features stylish units, ample workspace, and integrated appliances.

A convenient downstairs WC completes the ground floor layout. Upstairs, you'll find three comfortable bedrooms including a generous main bedroom and a spacious second double, along with a versatile third bedroom perfect as a child's room, study, or guest space. A well-appointed family bathroom completes the first floor.





The Location

Situated in the heart of Newquay town centre within the prestigious Duchy of Cornwall development, this property enjoys a wonderful community feel with beautifully designed homes and green spaces.

Just a short distance from Newquay's stunning beaches, town centre amenities, schools, and transport links, this home offers the ideal blend of coastal living and modern convenience. Newquay Airport is within 18 miles of the property.

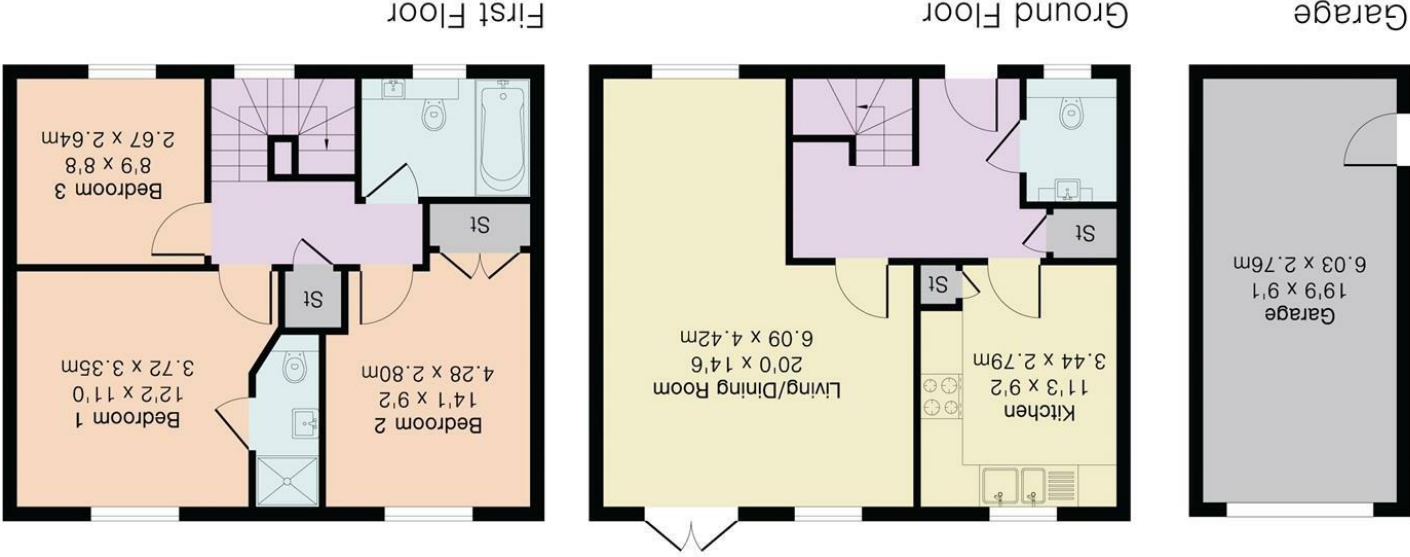
Externally

The property offers a rear garden enclosed by stone walling and timber fencing. The garden itself is tiered over two levels, with the lower level laid mainly to lawn and the upper level laid to hardstanding, which also provides a secure parking space. The garage can also be accessed via a side door.



**Approximate Gross Internal Area 958 sq ft - 90 sq m
(Excluding Garage)**

Ground Floor Area 479 sq ft – 45 sq m
First Floor Area 479 sq ft – 45 sq m
Garage Area 179 sq ft – 17 sq m



Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
Not energy efficient - higher running costs		
A	(81-91)	78
B	(69-80)	
C	(55-68)	
D	(39-54)	
E	(21-38)	
F	(11-20)	83
G	(1-10)	
		Potential

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