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12 Stret Grifles, Newquay TR8 4FE

£450,000

A SUPERB FOUR-BEDROOM "SANDRINGHAM" STYLE FAMILY HOME, FEATURING A NEWLY FITTED KITCHEN, DOUBLE GARAGE, AND A PRIVATE, LEVEL, WESTERLY FACING GARDEN THAT HAS BEEN TASTEFULLY LANDSCAPED AND ENJOYS PLENTY OF SUNSHINE. SITUATED WITHIN THE EVER-POPULAR DUCHY OF CORNWALL'S NANSLEDAN DEVELOPMENT, THIS PROPERTY OCCUPIES A CONVENIENT POSITION WITHIN EASY REACH OF LOCAL SHOPS AND CAFÉS.

PROPERTY TYPE: House - Semi-Detached

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

FEATURES:

- FOUR DOUBLE BEDROOM 'SANDRINGHAM' STYLE FAMILY HOME
- NEWLY FITTED KITCHEN
- DOUBLE GARAGE
- WESTERLY FACING, BEAUTIFULLY LANDSCAPED GARDEN
- FLEXIBLE ACCOMMODATION OVER THREE FLOORS
- MANY DUAL ASPECT ROOMS
- BEAUTIFULLY RE-DECORATED INSIDE AND OUT IN THE LAST YEAR
- REMAINDER OF NHBC WARRANTY

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DESCRIPTION:

Step into Number Twelve, Stret Grifles — a remarkably spacious and elegantly presented four-bedroom 'Sandringham' home, ideally located just a short ten-minute drive from the centre of Newquay. Nansledan stands out as one of Newquay's most sought-after developments. Situated close to the lively and characterful town centre, this Duchy of Cornwall community is growing into a vibrant neighbourhood of around 4,000 homes. At its heart is a bustling high street, home to a variety of independent shops and cafés. With a well-regarded primary school and plenty of open green spaces, it offers an ideal environment for families. Just two miles away, Newquay itself provides a dynamic mix of retail, dining, and nightlife, alongside some of North Cornwall's most breathtaking beaches and coastline. To the east of Nansledan lies Trewolek Meadow (locally known as the SANG), a tranquil stretch of countryside perfect for walking, wildlife spotting, and outdoor activities.

This impressive 'Sandringham' property is positioned on Stret Grifles, a particularly well-placed street within easy reach of local amenities, green areas, and nearby cafés just a short stroll away. Inside, the home is finished to a high standard, offering spacious accommodation across three floors, complemented by a beautifully maintained garden and a double garage.

The entrance hallway feels bright and welcoming, featuring a convenient cloakroom, useful storage, and stairs leading to the upper floors.

To one side, the dual-aspect living room creates a stylish yet comfortable setting, filled with natural light and opening directly onto the rear garden via patio doors. It offers plenty of space for a range of furniture, making it ideal for both everyday living and entertaining. On the other side, the kitchen/dining room is equally striking, fitted with a contemporary brand new range of navy blue units and a full suite of integrated appliances. The ground floor layout has been carefully designed for modern family life, with both the lounge and kitchen providing direct garden access, perfect for social gatherings and summer evenings.

On the first floor are two generous double bedrooms. The main bedroom is particularly spacious, featuring dual-aspect windows, built-in storage, and a sleek en suite shower room. The second bedroom overlooks the garden and is another comfortable double. A modern family bathroom, complete with a bath and an airing cupboard housing the pressurised water system, serves this level.

The second floor offers two additional double bedrooms, both dual-aspect and tastefully finished, along with a further contemporary shower room. Each bedroom throughout the home is well-proportioned, offering flexibility for family use, guests, or home study space.

Additional benefits include gas central heating and timber-framed double glazing throughout. The property is subject to a freehold management fee of approximately £385 per year.

Outside, the west-facing rear garden is a real highlight, thoughtfully landscaped, private, and fully enclosed, making it ideal for relaxing or entertaining. The property also includes a double garage.

Overall, this beautifully presented, move-in-ready home combines generous space, thoughtful design, and a prime location, making it an excellent choice for families looking to settle in one of Newquay's most desirable and evolving communities.

Hallway
3.58m x 2.08m (11'9 x 6'10)

WC
1.80m x 0.91m (5'11 x 3'0)

Lounge Diner
5.64m x 3.18m (18'6 x 10'5)

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Kitchen
5.59m x 3.68m (18'4 x 12'1)

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Bedroom 1
5.64m x 3.15m (18'6 x 10'4)

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En Suite
1.98m x 1.91m (6'6 x 6'3)

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Bedroom 2
3.53m x 2.95m (11'7 x 9'8)

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Bathroom
3.96m x 2.01m (13'0 x 6'7)

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Bedroom 3
4.17m x 3.20m (13'8 x 10'6)

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Bedroom 4
4.17m x 3.20m (13'8 x 10'6)

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Shower Room
2.29m x 1.60m (7'6 x 5'3)

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Double Garage
5.89m x 5.77m (19'4 x 18'11)

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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.

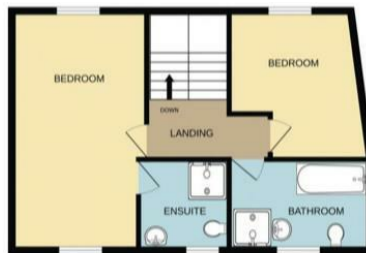
All measurements are approximate and are to be used as a 'guide only'.

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			
(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	93

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	

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