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6 Stret Grifles, Newquay TR8 4FE

£400,000

A EXCEPTIONAL THREE BEDROOM 'PENROSE' STYLE DETACHED FAMILY HOME PRESENTED TO A GREAT STANDARD WITH A MUCH LARGER THAN AVERAGE WESTERLY FACING GARDEN, A DOUBLE GARAGE AND DOUBLE DRIVEWAY PARKING LOCATED IN A QUIET TUCKED AWAY PART OF NANSLEDAN WITH EASY ACCESS TO THE GORGEOUS SHOPS AND CAFES. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Detached

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

FEATURES:

- DETACHED THREE BEDROOM 'PENROSE' STYLE NANSLEDAN HOME
- DOUBLE GARAGE
- UNUSUAL BENEFIT OF A DOUBLE DRIVEWAY
- MUCH LARGER THAN AVERAGE WESTERLY FACING GARDEN (14.5m X 10m)
- NO ONWARD CHAIN
- VERY WELL PRESENTED THROUGHOUT
- MAIN BEDROOM EN SUITE
- TUCKED AWAY IN A QUIET SPOT WITH EASY ACCESS TO THE GORGEOUS SHOPS AND CAFES
- HIGHLY DESIRABLE DUCHY OF CORNWALL ESTATE
- BUILT IN 2018 WITH THE REMAINDER OF THE NHBC WARRANTY

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DESCRIPTION:

Welcome to Number Six Stret Grifles, a beautifully presented 'Penrose' style detached family home, perfectly positioned in the heart of the highly sought-after Duchy of Cornwall development at Nansledan. Offering three generous bedrooms, a double garage, double driveway parking and an exceptionally large garden, this turn-key home is available with no onward chain.

Nansledan has quickly become one of Cornwall's most desirable modern communities, combining traditional architecture with a thriving neighbourhood atmosphere. Just two miles from the vibrant centre of Newquay, residents enjoy an excellent selection of independent shops, cafés, eateries and everyday amenities, alongside a highly regarded primary school and an abundance of green open spaces. The nearby Trewolek Meadow (SANG) provides acres of beautiful countryside walks, making it perfect for families, dog owners and nature lovers alike, while Newquay's world-famous beaches and spectacular North Cornwall coastline are just minutes away.

Stepping inside, you're welcomed by a bright and inviting entrance hall with stairs rising to the first floor and a convenient cloakroom/WC. To one side, the spacious dual-aspect lounge is flooded with natural light thanks to windows at the front and elegant French doors opening onto the rear garden, creating a wonderful space to relax or entertain.

Across the hall, the impressive kitchen/dining room forms the heart of the home. Fitted with an attractive range of cream shaker-style units with upgraded quartz work tops and a Belfast sink, it includes an integrated dishwasher, fridge freezer, electric oven and gas hob, with plenty of worktop and dining space for modern family living. A practical utility area offers additional storage, plumbing for a washing machine, the gas combination boiler and direct access to the garden.

Upstairs, the property continues to impress with three beautifully presented bedrooms, all finished with quality carpets and tasteful décor. The principal bedroom enjoys the added luxury of an en-suite shower room, while the stylish family bathroom is fully tiled and fitted with a bath incorporating a shower over. An airing cupboard and loft access are conveniently located from the landing. Further benefits include gas-fired central heating and high-quality hardwood windows throughout.

Outside is where this home truly stands apart. The rear garden is exceptionally generous for the development, offering a substantial lawn and patio area with endless potential for landscaping, family enjoyment or outdoor entertaining. The garden also provides access to the detached double garage, complete with light, power and valuable loft storage above. To the front, a double-width driveway provides off-road parking for two vehicles—another increasingly rare feature.

Please note there is an annual freehold estate management charge of approximately £395 per annum.

Beautifully maintained, thoughtfully designed and occupying a tucked-away position away from the main thoroughfares, this outstanding family home offers the perfect combination of style, space and practicality. With its impressive garden, double garage, double driveway parking and sought-after location, Number Six Stret Grifles is a home you'll be proud to own.

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Property Listing Disclaimer

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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.

Living Room

5.09m x 3.28m (16'8" x 10'9")

Kitchen

5.09m x 2.75m (16'8" x 9'0")

Utility Area

2.27m x 1.27m (6'6", 8'8" x 4'1")

Entrance Hallway

2.14m x 1.55 (7'0" x 5'1")

Landing

3.43m x 2.13m (9'10", 14'10" x 6'11")

Bedroom 1

2.79m x 3.04m (9'1" x 9'11")

En-Suite

2.26m x 1.69m (7'4" x 5'6")

Bedroom 2

2.79m x 2.74m (9'1" x 8'11")

Bedroom 3

2.79m x 2.28m (9'1" x 7'5")

Double Garage

5.95m x 5.91m (19'6" x 19'4")

Garden

14.5 x 10 (47'6" x 32'9")

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FLOORPLAN:



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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