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**17 Stret Trystan, Newquay TR8 4FD**

**£345,000**

A GORGEOUS, DOUBLE FRONTED THREE BEDROOM FAMILY HOME LOCATED IN THE HIGHLY SOUGHT AFTER DUCHY OF CORNWALL NANSLEDAN DEVELOPMENT WITH A GENEROUS SUNNY GARDEN, A GARAGE AND A PARKING SPACE IN IMMACULATE CONDITION AND OFFERED WITH NO ONWARD CHAIN.

**PROPERTY TYPE:** House - End Terrace

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

**FEATURES:**

- THREE BEDROOM FAMILY HOME
- IMMACULATELY PRESENTED
- GARAGE AND ALLOCATED PARKING
- LARGER THAN AVERAGE FLAT REAR GARDEN
- NO ONWARD CHAIN
- HIGHLY DESIRABLE DUCHY OF CORNWALL DEVELOPMENT
- WELL POSITIONED WITHIN NANSLEDAN CLOSE TO THE SHOPS AND CAFES

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## DESCRIPTION:

Welcome to Number Seventeen Stret Trystan – a beautifully presented and particularly spacious three-bedroom home oozing kerb appeal, completed in 2017 and situated in the highly sought-after Nansledan development.

Often regarded as Newquay's crown jewel, Nansledan is a vibrant and thoughtfully planned community that will ultimately comprise more than 4,000 homes. Designed with lifestyle in mind, it offers an appealing mix of coastal character and everyday convenience, including a thriving high street with independent shops, cafés and local businesses, a highly regarded primary school, generous green open spaces and excellent transport connections. Just two miles from Newquay town centre and within easy reach of Cornwall's world-renowned beaches and surf spots, this exceptional location truly caters to all ages and interests. On the eastern fringe of the development lies Trewolek Meadow, a protected SANG (Suitable Alternative Natural Greenspace), providing open farmland, abundant wildlife and a peaceful setting for walking, recreation and relaxation — a natural extension of residents' outdoor living space.

The welcoming entrance hallway, complete with stairs to the first floor, sets the tone for the accommodation beyond. To one side, a dual-aspect living room enjoys a window to the front and French doors opening onto the rear garden. On the other side, the stylish dual aspect kitchen/diner is fitted with an extensive range of sleek grey gloss units and integrated appliances including an oven, fridge freezer and dishwasher. There is ample space for a family-sized dining table, along with a practical understairs storage cupboard. Off from the kitchen, there's a useful rear hallway with access to the garden and a cloakroom.

The first floor hosts three well-proportioned bedrooms; two generous doubles and a comfortable single, together with a beautifully appointed family bathroom featuring a bath with shower over.

Decorated throughout in fresh, modern tones and complemented by quality carpets and flooring, the home also benefits from gas central heating via a combination boiler located in the kitchen, as well as wooden double-glazed windows.

Externally, the rear garden is notably larger than average, laid predominantly to lawn and complemented by a substantial patio area accessed from both the lounge and kitchen — perfect for morning coffee or summer barbecues. To the rear of the garden, there's an allocated parking space and a single garage.

At Nansledan there is an annual freehold management charge, which for 2026 is £394.63.

In summary, this superb home offers stylish, family-friendly living in immaculate condition, complete with a generous garden, garage and parking, and is available with no onward chain.

### Hallway

1.88m x 1.52m (6'2 x 5'0)

### Lounge

5.97m x 3.35m (19'7 x 11'0)

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Kitchen Diner  
5.99m x 2.57m (19'8 x 8'5)

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Cloakroom  
1.55m x 0.94m (5'1 x 3'1)

.

Bedroom 1  
3.73m x 3.20m (12'3 x 10'6)

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Bedroom 2  
3.38m x 3.18m (11'1 x 10'5)

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Bedroom 3  
2.62m x 2.18m (8'7 x 7'2)

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Bathroom  
2.51m x 1.57m (8'3 x 5'2)

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Garage  
5.49m x 3.25m (18'0 x 10'8)

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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.

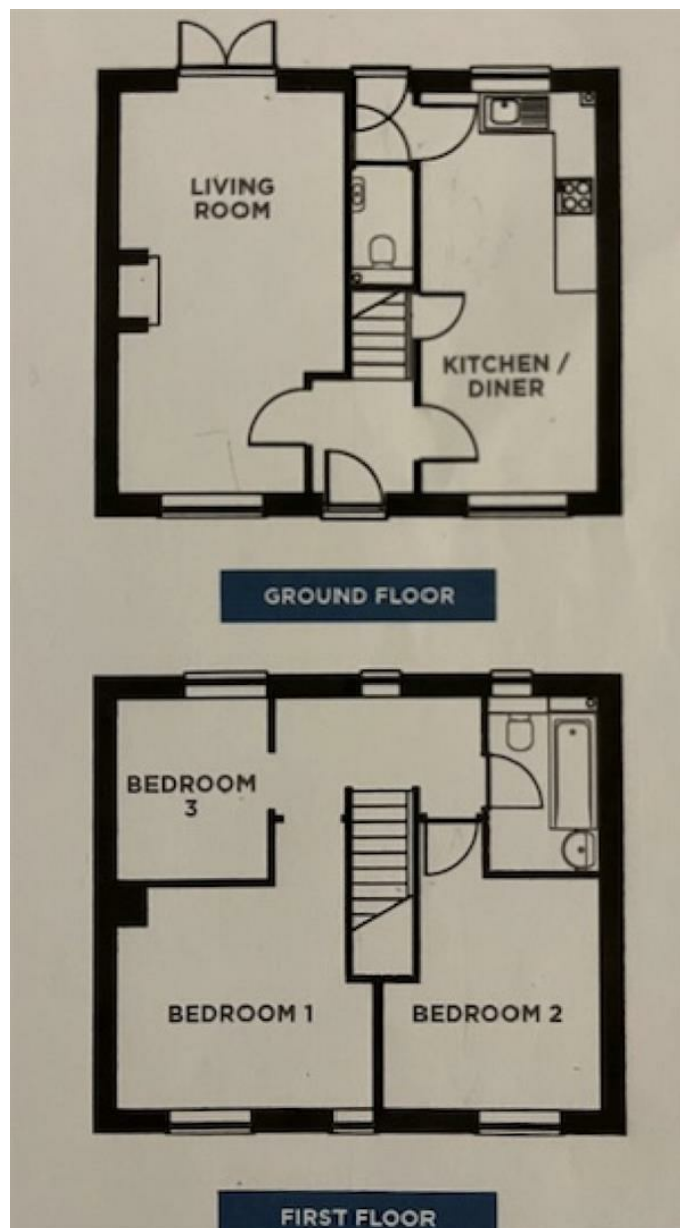
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**FLOORPLAN:**



| Energy Efficiency Rating                    |  | Current                 | Potential                                                                           |
|---------------------------------------------|--|-------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                         |                                                                                     |
| (92-plus) <b>A</b>                          |  |                         | 94                                                                                  |
| (81-91) <b>B</b>                            |  | 83                      |                                                                                     |
| (69-80) <b>C</b>                            |  |                         |                                                                                     |
| (55-68) <b>D</b>                            |  |                         |                                                                                     |
| (39-54) <b>E</b>                            |  |                         |                                                                                     |
| (21-38) <b>F</b>                            |  |                         |                                                                                     |
| (1-20) <b>G</b>                             |  |                         |                                                                                     |
| Not energy efficient - higher running costs |  |                         |                                                                                     |
| England & Wales                             |  | EU Directive 2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential                                                                           |
|-----------------------------------------------------------------|--|-------------------------|-------------------------------------------------------------------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |                                                                                     |
| (92-plus) <b>A</b>                                              |  |                         |                                                                                     |
| (81-91) <b>B</b>                                                |  |                         |                                                                                     |
| (69-80) <b>C</b>                                                |  |                         |                                                                                     |
| (55-68) <b>D</b>                                                |  |                         |                                                                                     |
| (39-54) <b>E</b>                                                |  |                         |                                                                                     |
| (21-38) <b>F</b>                                                |  |                         |                                                                                     |
| (1-20) <b>G</b>                                                 |  |                         |                                                                                     |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |                                                                                     |
| England & Wales                                                 |  | EU Directive 2002/91/EC |  |

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