

"Estate Agency is evolving...evolve with us"



16 Gwarak Esels, Newquay TR8 4SD

£395,000

A GORGEOUS DETACHED THREE BEDROOM, DOUBLE FRONTED 'PENROSE STYLE' FAMILY HOME LOCATED IN THE HIGHLY SOUGHT AFTER DUCHY OF CORNWALL NANSLEDAN DEVELOPMENT WITH A BEAUTIFULLY LANDSCAPED WESTERLY FACING GARDEN A SUMMER HOUSE, A GARAGE AND DRIVEWAY PARKING.

PROPERTY TYPE: House - Detached

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

FEATURES:

- DETACHED THREE BEDROOM 'PENROSE' STYLE FAMILY HOME
- GARAGE AND DRIVEWAY PARKING
- WELL LOCATED IN A QUIET LOCATION AWAY FROM BUSY ROADS AND CLOSE TO PARC MENGLEUDH
- MAIN BEDROOM EN SUITE
- BEAUTIFULLY LANDSCAPED WESTERLY FACING REAR GARDEN
- SUMMER HOUSE
- BUILT IN 2021 WITH THE REMAINDER OF THE NHBC WARRANTY
- DUCHY OF CORNWALL ESTATE
- BUILT IN WARDROBES IN TWO BEDROOMS

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

"Estate Agency is evolving...evolve with us"



DESCRIPTION:

Welcome to Number Sixteen Gwarak Esels – a beautifully presented and impressively spacious three-bedroom 'Penrose' detached home, built in 2021 and located in the sought-after community of Nansledan.

Perfectly positioned just a short stroll from the local shops, cafés, and amenities, this modern home enjoys a tucked away position away from the busier roads. Newquay town centre and its famous beaches are just a 10-minute drive away, while everyday conveniences—including Nansledan School, The Little Cornish Pantry, The Sang (public open space), Henver Road Co-op and Post Office, Quintrell Downs Spar and Train Station, and Porth Beach—are all within easy walking distance.

Known as the crown jewel of Newquay, Nansledan is a visionary development by the Duchy of Cornwall. Set to grow into a vibrant community of over 4,000 homes, it's already home to an array of independent shops, cafés, and businesses lining its colourful streets. With its thriving atmosphere, well-regarded primary school, and abundant green space—including the wildlife-rich Trewolek Meadow (SANG)—this location is ideal for families. And for those who love the coast, Newquay's world-famous surfing beaches and dramatic cliffs are just two miles away.

A welcoming entrance hallway with a cloakroom and staircase leading to the upper floor guides you into this property. To the right is the spacious kitchen and dining area—perfectly designed for family living. The kitchen features a good range of grey shaker style units, an integrated dishwasher, space for a fridge freezer, a single oven, and a gas hob. a separate utility area houses the boiler and provides space for laundry appliances along with access to the garden.

To the left of the hallway is the bright and airy living room. With dual-aspect windows and French doors opening onto the garden, this space enjoys plenty of natural light and has ample room for comfortable furnishings.

All three bedrooms can be found on the first floor, two of which benefit from built in wardrobes. The main bedroom features a generous en-suite with a shower, WC, and wash basin and family bathroom is equally well-appointed, complete with a bath and overhead shower, all finished to a high standard.

The property benefits from gas central heating and traditional-style double-glazed wooden windows throughout. A freehold management charge of approximately £350 per year applies.

To the rear, the west-facing garden is a real highlight; private, peaceful, and beautifully landscaped. Arranged over three tiers, it features a spacious upper patio ideal for entertaining, with steps leading down to a second level planted with mature shrubs, flowers, and trees, perfect for green-fingered buyers. A charming summer house adds extra versatility, ideal as a home study, studio, or simply a quiet spot to unwind and enjoy the garden.

A single garage with driveway parking is located to the side of the property.

In summary, this is a stylish, turn-key family home offering generous living space, natural light throughout, a sunny and low-maintenance garden, and all the practicalities modern families need. Set in one of Newquay's most desirable and fast-growing neighbourhoods, it's a place to settle in, grow, and enjoy everything coastal Cornwall has to offer.

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

"Estate Agency is evolving...evolve with us"



Hallway
2.06m x 1.68m (6'9 x 5'6)

.

Lounge
5.18m x 3.23m (17'0 x 10'7)

.

Kitchen Diner
5.05m x 4.93m (max into utility area) (16'7 x 16'2 (max into utility area))

.

Bedroom 1
5.08m x 3.28m (16'8 x 10'9)

.

En Suite
2.24m x 1.63m (7'4 x 5'4)

.

Bedroom 2
2.77m x 2.74m (9'1 x 9'0)

.

Bedroom 3
3.02m x 2.24m (9'11 x 7'4)

.

Bathroom
2.06m x 1.75m (6'9 x 5'9)

.

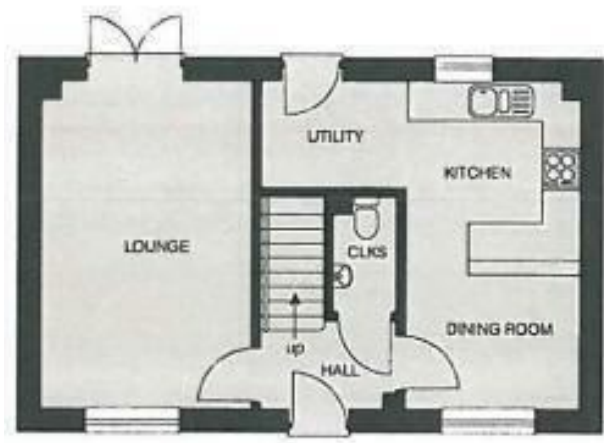
Garage
5.49m x 3.25m (18'0 x 10'8)

.

"Estate Agency is evolving...evolve with us"

FLOORPLAN:

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			95
(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		83	
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-plus) 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			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.