

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



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

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

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



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)

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

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



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

.

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

.

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

.

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

.

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

.

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

.

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

.

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.

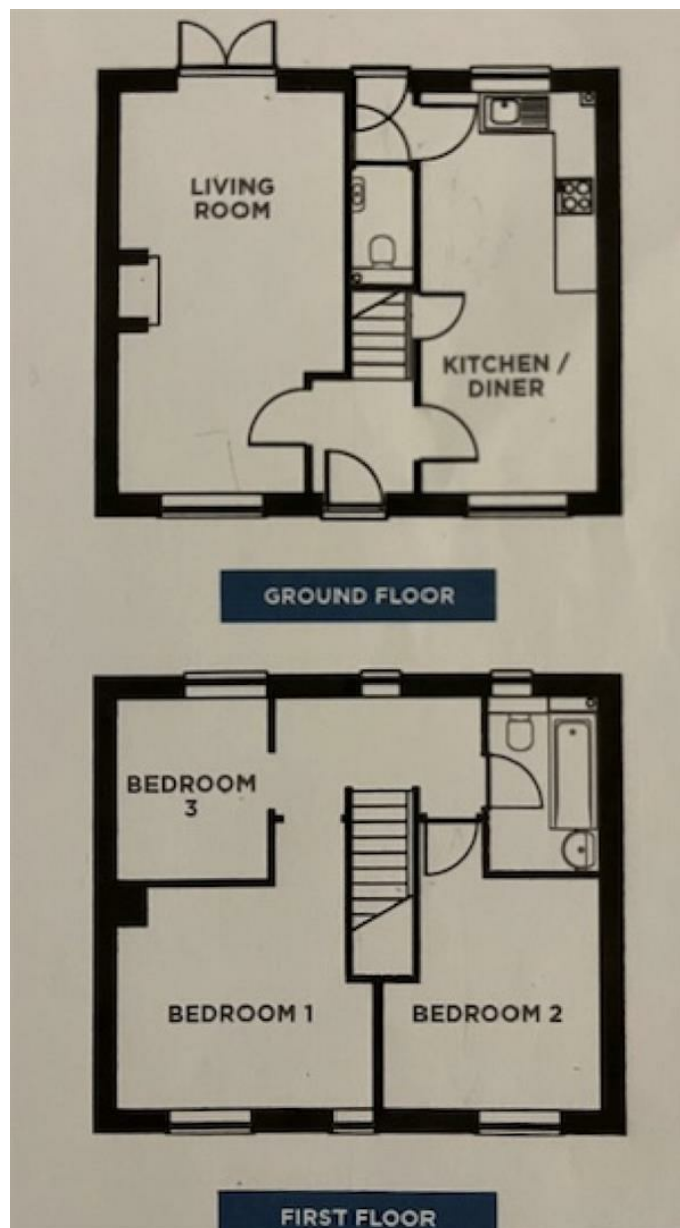
01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

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

FLOORPLAN:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			94
(81-91) B		83	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-101) 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.

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk