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17 Stret Ewyn, Newquay TR8 4GS

£375,000

AN OUTSTANDING THREE-BEDROOM C G FRY FAMILY HOME, IDEALLY SITUATED IN A PEACEFUL TUCKED-AWAY PART OF NANSLEDAN, THERE'S A STUNNING, BEAUTIFULLY LANDSCAPED WEST-FACING GARDEN, ALONG WITH A GARAGE AND PARKING FOR TWO VEHICLES.

PROPERTY TYPE: House - Semi-Detached

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

FEATURES:

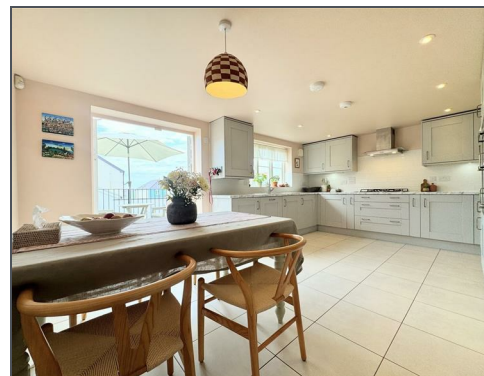
- GORGEOUS THREE BEDROOM CG FRY FAMILY HOME
- IMPRESSIVE, BEAUTIFULLY LANDSCAPED WESTERLY FACING REAR GARDEN
- PRETTY SUN TERRACE OFF FROM THE KITCHEN DINER
- PRESENTED AND STYLED TO THE HIGHEST STANDARD
- GARAGE AND ALLOCATED PARKING FOR TWO CARS
- TUCKED AWAY IN A PEACEFUL LOCATION AWAY FROM BUSY ROADS
- UPGRADED DOOR HANDLES AND KITCHEN CUPBOARD HANDLES
- HIGHLY REGARDED DUCHY OF CORNWALL ESTATE

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DESCRIPTION:

Step into Number Seventeen Stret Ewyn—an exceptional three-bedroom semi-detached home by C G Fry, perfectly positioned in the heart of sought-after Nansledan, just a short ten-minute drive from Newquay. Nansledan is widely regarded as one of Newquay's most desirable communities. Thoughtfully designed as part of the Duchy of Cornwall's vision, it blends traditional architecture with modern living. With plans for a vibrant town of around 4,000 homes, residents enjoy a growing high street filled with independent shops and cafés, a highly regarded primary school, and an abundance of green open spaces. Just two miles away, Newquay offers a lively coastal lifestyle with its renowned beaches, surf culture, and an array of restaurants, bars, and amenities. On the eastern edge of Nansledan, Trewolek Meadow—locally known as the SANG—provides a beautiful natural retreat, perfect for dog walking, family outings, and wildlife spotting.

This particular home stands out as one of the finest examples of its kind, boasting a superb level of finish throughout. The heart of the property is undoubtedly the stunning kitchen/diner, complemented by a beautifully landscaped, westerly-facing rear garden—ideal for enjoying afternoon and evening sun.

Upon entering, a welcoming hallway with stylish and practical LVT flooring sets the tone. To the left is a convenient cloakroom, while to the right, the elegantly presented living room offers a comfortable and spacious setting for family life. At the rear, the kitchen/diner is truly impressive, featuring a luxury tiled floor, a range of contemporary grey shaker-style units, fully integrated appliances, and ample space for a family dining table. French doors open out to the garden, seamlessly blending indoor and outdoor living.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from a sleek, fully tiled en-suite shower room, while the remaining two bedrooms are served by a stylish family bathroom complete with a 'P'-shaped bath. Additional features include two useful storage cupboards on the landing and access to the loft.

The home is equipped with gas central heating via a combination boiler located in the kitchen, and wooden double-glazed windows throughout. As part of the Nansledan development, there is an annual freehold management charge of £394.00

Externally, the rear garden is a private, enclosed, and beautifully established space, thoughtfully designed to offer both relaxation and enjoyment throughout the day. Well planted with a variety of mature shrubs and borders, it provides a lush, colourful setting with a sense of privacy and tranquillity. A generous lawn area offers plenty of space for children to play or for entertaining, while carefully positioned seating areas make the most of the garden's sunny orientation. A charming decked area has been created to capture the morning sun, perfect for a quiet coffee to start the day, while a separate sun terrace enjoys the sunshine well into the evening, making it an ideal spot for alfresco dining or unwinding as the sun sets.

A rear gate provides direct access to the parking area and a single garage, located beneath a coach house and equipped with power. The property also benefits from two tandem allocated parking spaces at the rear of the garden.

In summary, this outstanding home combines high-quality finishes, thoughtful upgrades, and an abundance of natural light to create a truly turnkey property. It presents an excellent opportunity to secure a beautifully presented home in one of Cornwall's most exciting and evolving communities.

Hallway
4.42m x 1.02m (14'6 x 3'4)

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Cloakroom

1.93m x 0.99m (6'4 x 3'3)

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Lounge

4.42m x 2.95m (14'6 x 9'8)

.

Kitchen Diner

5.28m x 3.94m (17'4 x 12'11)

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Bedroom 1

3.71m x 2.97m (12'2 x 9'9)

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En Suite

2.13m x 1.35m (7'0 x 4'5)

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Bedroom 2

2.97m x 2.97m (9'9 x 9'9)

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Bedroom 3

3.10m x 2.18m (10'2 x 7'2)

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Bathroom

2.13m x 1.93m (7'0 x 6'4)

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Garage

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.

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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.

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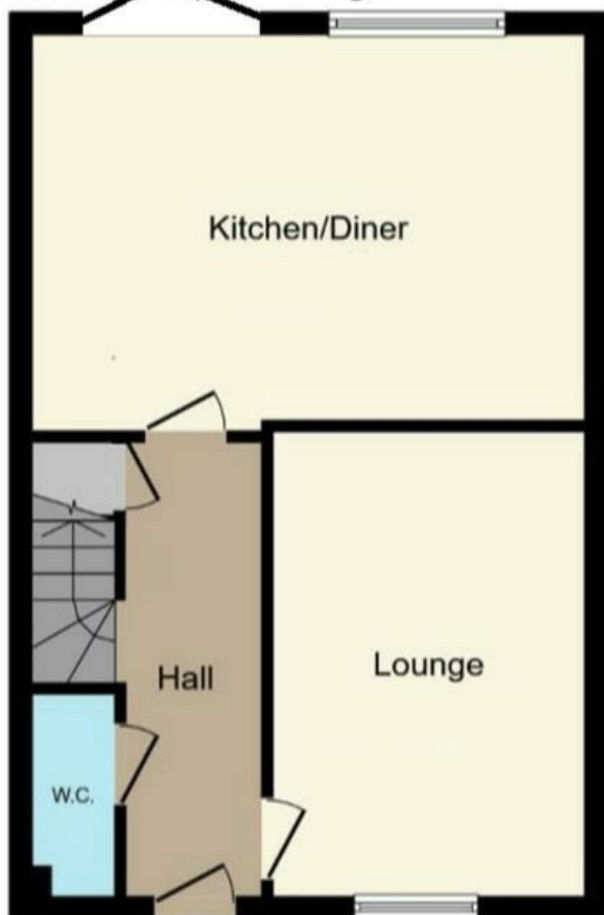
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FLOORPLAN:

Master Floorplan Image



Ground Floor



First Floor

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	95

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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