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44 Stret Galahad, Newquay TR8 4TN

£400,000

A TRULY EXCEPTIONAL THREE DOUBLE BEDROOM C G FRY FAMILY HOME POSITIONED IN A QUIET TUCKED PART OF NANSLEDAN YET WITHIN EASY REACH OF THE DELIGHTFUL SHOPS AND CAFES ON OFFER. THIS PROPERTY HAS A PRIVATE, ENCLOSED GARDEN, A GARAGE AND PARKING. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Semi-Detached

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

FEATURES:

- HIGH QUALITY THREE DOUBLE BEDROOM FAMILY HOME
- BUILT BY THE PRESTIGIOUS C G FRY DEVELOPERS
- CARPETS AND FLOORING UPGRADED TO THE HIGHEST SPEC ON OFFER BY CG FRY
- MAIN BEDROOM EN SUITE
- SUNNY ENCLOSED GARDEN
- GARAGE AND PARKING
- LESS THAN A YEAR OLD
- REMAINDER OF TEN YEAR NHBC WARRANTY
- NO ONWARD CHAIN

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

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DESCRIPTION:

Welcome to Number Forty-Four Stret Galahad – a beautifully presented, semi-detached three double-bedroom home, less than a year old and situated in an exceptionally desirable, tucked-away location within the sought-after Duchy development of Nansledan—just a 10-minute drive from the vibrant town of Newquay.

Nansledan is a true gem in the crown of Newquay. Just a short distance from the town's bohemian centre, this growing Duchy community is set to evolve into a thriving hub of around 4,000 homes. The bustling high street will offer an array of independent shops and cafes catering to all tastes, creating a lively, welcoming atmosphere. Ideal for families, Nansledan features a well-regarded primary school and generous green spaces. Just two miles from Newquay, residents also enjoy easy access to a diverse selection of shops, cafes, and bars—as well as some of the most stunning surfing beaches and coastal scenery in North Cornwall.

To the eastern edge of the development, Trewolek Meadow—a designated SANG (Suitable Alternative Natural Greenspace)—offers a large expanse of protected farmland, perfect for dog walks, wildlife spotting, and outdoor family fun.

This particular home is one of the finest examples of its type we've encountered at Nansledan. With a landscaped private garden, garage, allocated parking, and generous interior space, it is ideally suited for a growing family. The location is peaceful and discreet, yet just moments from the park—perfect for those with younger children. Nansledan Primary School and both local secondary schools are within easy walking distance.

Inside, a welcoming hallway featuring upgraded Amtico flooring leads to a convenient downstairs cloakroom and staircase to the first floor. To the right, the dual-aspect living room is spacious and tastefully decorated, with French doors opening onto the rear garden—an ideal spot for the whole family to unwind.

On the left, the stylish kitchen/diner is flooded with natural light and showcases a luxury tiled floor, a generous range of white shaker-style units, and a full set of integrated appliances. There's plenty of room for a family-sized dining table. Off the kitchen, a separate utility room provides additional access to the garden, as well as space and plumbing for both a washing machine and tumble dryer.

Upstairs, you'll find three beautifully presented double bedrooms. The principal bedroom includes a fully tiled en-suite shower room, while the second and third bedrooms are equally well-appointed—the third is currently used as a dressing room, complete with a full wall of bespoke fitted wardrobes. A luxurious family bathroom with a modern 'P' shaped bath serves the remaining bedrooms. The landing also offers access to a loft space and a built-in airing cupboard. The carpets throughout the upstairs have been upgraded to the highest specification available from CG Fry.

This home benefits from gas central heating via a combination boiler located in the kitchen, wooden double-glazed windows, and stylish window shutters, which are included in the sale. The lights are available by separate negotiation.

Externally, the rear garden is private, well-sized, and enjoys a sunny aspect with a generous lawn and a smart patio area. The garage, located at the rear of the garden, includes light, power, and useful overhead storage, with allocated parking directly alongside.

In summary, this exceptional C.G. Fry home offers generous proportions, an abundance of natural light, and impeccable finishes throughout. With no onward chain, a private sun-trap garden, and a superb family-friendly location, this is a rare opportunity in one of Newquay's most desirable communities.

Location Finder - what3words = [///staging.fools.mashing](https://www.what3words.com/staging.fools.mashing)

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Kitchen Diner
5.72m x 3.23m (18'9 x 10'7)

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Lounge
5.72m x 2.95m (18'9 x 9'8)

.

Utility Room
2.06m x 1.96m (6'9 x 6'5)

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Cloakroom
1.70m x 1.30m (5'7 x 4'3)

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Bedroom 1
4.45m x 3.05m (14'7 x 10'0)

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En Suite
2.57m x 1.93m (8'5 x 6'4)

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Bedroom 2
3.35m x 2.82m (11'0 x 9'3)

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Bedroom 3
2.82m x 2.79m (9'3 x 9'2)

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Bathroom
2.34m x 1.83m (7'8 x 6'0)

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Garage
5.87m x 2.95m (19'3 x 9'8)

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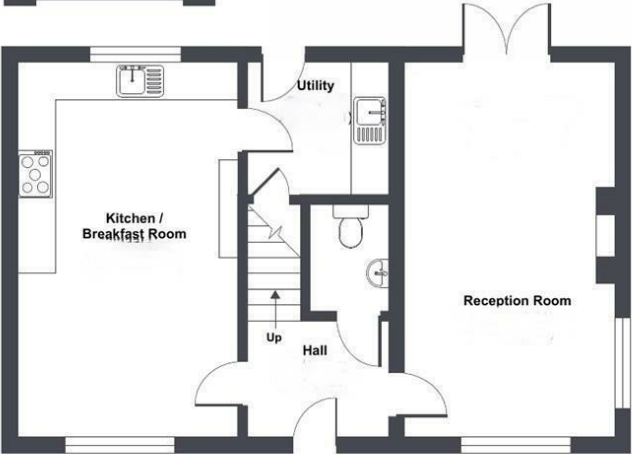
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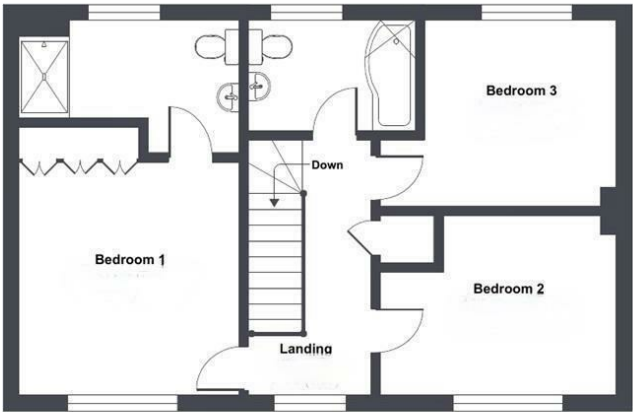
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FLOORPLAN:



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for David Ball Agencies. REF: 1210468

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

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