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7 Stret Trystan, Newquay TR8 4FD

£360,000

THIS GORGEOUS THREE-BEDROOM HOME OOZES KERB APPEAL AND IS LOCATED WITHIN THE SOUGHT-AFTER NANSLEDAN DEVELOPMENT. COMPLETED IN 2018, IT HAS BEEN EXCEPTIONALLY WELL MAINTAINED, FEATURES A GARAGE AND DRIVEWAY AND REMAINS IN SUPERB CONDITION THROUGHOUT. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - End Terrace

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

FEATURES:

- THREE BEDROOM DOUBLE FRONTED FAMILY HOME
- TWO BAY WINDOWS
- GARAGE AND PARKING
- NO ONWARD CHAIN
- MAIN BEDROOM EN SUITE
- HIGHLY DESIRABLE DUCHY OF CORNWALL DEVELOPMENT
- PRESENTED TO A SUPERB STANDARD
- LOG BURNER
- PLENTY OF NATURAL LIGHT AND DUAL ASPECT ROOMS

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DESCRIPTION:

Welcome to Number Seven Stret Trystan – a beautifully presented and particularly spacious three-bedroom home oozing kerb appeal, completed in 2018 and situated in the highly sought-after Nansledan development.

Conveniently located within walking distance of local shops, cafés, and everyday amenities, this modern home occupies a generous plot in a well established area of Nansledan. Newquay's vibrant town centre and world-renowned beaches are just a 10-minute drive away, while key services—including Nansledan School, The Little Cornish Pantry, The Sang (a public open space), Henver Road Co-op and Post Office, Quintrell Downs Spar and train station, and Porth Beach—are all easily accessible on foot.

Often described as the crown jewel of Newquay, Nansledan is a flagship development by the Duchy of Cornwall. Designed to grow into a thriving community of over 4,000 homes, it already features a wide array of independent shops, cafés, and businesses lining its colourful streets. With a strong sense of community, a well-regarded primary school, and plentiful green spaces—including the nature-rich Trewolek Meadow (SANG)—Nansledan is an ideal setting for families. Coastal enthusiasts will also appreciate that Newquay's iconic surf beaches and dramatic shoreline are just two miles away.

A welcoming entrance hallway guides you into this property featuring a staircase leading to the first floor. To the left, you'll find a spacious kitchen and dining area, thoughtfully designed for modern family living. The kitchen is fitted with stylish cream shaker units, an integrated gas hob, double oven, and a fridge freezer. Within the kitchen, there's a useful understairs storage cupboard and at the rear, a small hallway gives access to the ground floor cloakroom and the garden.

To the right of the hallway lies the bright and inviting living room. Thanks to dual-aspect windows and French doors opening onto the garden, this space is bathed in natural light and offers plenty of room for relaxing and entertaining.

Upstairs, there are three well-proportioned bedrooms. The dual aspect main bedroom which features an attractive bay window benefits from a generous en-suite with a shower, WC, and wash basin. The family bathroom is finished to the same high standard and includes a double shower and contemporary tiling. The landing area is bright and spacious with a useful storage cupboard. This home is equipped with gas central heating powered by a combination boiler located in the kitchen and traditional-style double-glazed wooden windows throughout. A freehold estate management fee of approximately £350 per year applies.

At the rear of the property lies a beautifully private garden, fully enclosed to offer both safety and seclusion. Mostly laid to a well-maintained, level lawn, the space is bathed in sunlight throughout the day, making it a true outdoor haven. Generously sized, it provides plenty of room for children to run, play, and explore, while also offering the perfect setting for alfresco dining, summer gatherings, or simply unwinding with a book in the warmth of the sun. Whether you're entertaining friends or enjoying quiet family time, this sunny, sheltered garden is a natural extension of the home—ideal for every season of life.

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

In summary, this stylish, move-in-ready family home offers generous living space, an abundance of natural light, a sunny, low-maintenance garden, and the everyday practicality modern families need. Located in one of Newquay's most desirable and fast-growing communities, it's an ideal place to put down roots and enjoy the very best of coastal Cornwall.

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Hallway
1.68m x 1.35m (5'6 x 4'5)

Kitchen
5.99m x 2.77m (19'8 x 9'1)

Lounge
7.19m x 3.25m (23'7 x 10'8)

Bedroom 1
4.27m x 1.83m x 3.28m (14'6 x 10'9)

En Suite
1.80m x 1.57m (5'11 x 5'2)

Bedroom 2
2.92m x 3.02m (9'7 x 9'11)

Bedroom 3
2.54m x 2.24m (8'4 x 7'4)

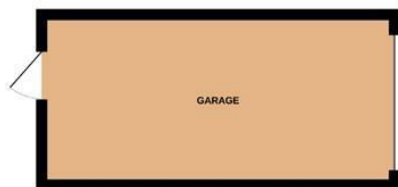
Bathroom
1.73m x 0.99m (5'8 x 3'3)

Garage
5.99m x 3.10m (19'8 x 10'2)

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FLOORPLAN:

GARAGE
164 sq.ft. (15.2 sq.m.) approx.



GROUND FLOOR
500 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1161 sq.ft. (107.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	EU Directive 2002/91/EC

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	EU Directive 2002/91/EC

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