

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



23 Stret Constantine, Newquay TR7 1GH

£425,000

A RARE AND INDIVIDUAL THREE BEDROOM FAMILY RESIDENCE. THIS HOME FEATURES GENEROUS LIVING SPACE INCLUDING A COSY LOG BURNER, EN SUITE TO THE MAIN BEDROOM, A HANDY UTILITY ROOM, SUNNY SOUTH-FACING GARDEN AND GARAGE, ALL JUST A SHORT WALK FROM FISTRAL AND THE TOWN CENTRE.

PROPERTY TYPE: House - Detached

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

FEATURES:

- EXCEPTIONAL THREE BEDROOM DETACHED HOUSE
- SOUTHERLY FACING GARDEN
- GARAGE AND PARKING
- LOG BURNER
- MAIN BEDROOM EN SUITE
- HIGHLY DESIRABLE DUCHY OF CORNWALL DEVELOPMENT
- IMMACULATEDLY PRESENTED THROUGHOUT
- WALKING DISTANCE TO FISTRAL BEACH AND THE TOWN CENTRE
- THE ONLY HOUSE OF THIS STYLE WITHIN THE TREGUNNEL ESTATE

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

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



DESCRIPTION:

Nestled within the highly sought-after Duchy development of Tregunnel Hill, this charming residential enclave has swiftly become one of Newquay's most desirable places to live. Built around 2015, Tregunnel is known for its well-designed family homes and welcoming community atmosphere. It's easy to see why the estate is so highly regarded—perfectly positioned on the edge of Pentire and just a short stroll from the River Gannel, Fistral Beach, and Newquay town centre.

The surrounding area offers an abundance of scenic, family-friendly walks and beaches that invite endless exploration—whether it's little feet discovering rock pools or dogs bounding along the sand. Newquay itself has recently been named one of the UK's most desirable towns to live in, and it's not hard to understand why. With miles of golden beaches, world-class surf, calm waters ideal for paddle boarding, and vibrant town life, there's something here for everyone.

This particular property is unique within the Tregunnel development; it's the only one of its kind, a 'Carlion' design, making it a rare find. From the moment you step inside, a bright and welcoming hallway greets you, complete with a convenient cloakroom and a useful under-stairs storage cupboard.

To the right, the spacious dual-aspect living room offers an ideal family space. A log burner adds warmth and charm during the colder months—perfect for cosy evenings in front of a film. In the summer, French doors open to allow sunlight to flood the room all day long. On the opposite side of the hallway, the generous kitchen/diner is perfect for modern family life. With sleek, white gloss units, integrated appliances including a fridge freezer, dishwasher, electric oven, gas hob and extractor, and fully tiled flooring, this space blends practicality and style. There's ample room for a large dining table, and a separate utility room with an integrated washing machine and extra storage adds further convenience, along with direct access to the rear garden.

All three bedrooms are located on the first floor, with two situated at the front of the property and one at the rear. The main bedroom benefits from a stylishly tiled en-suite shower room and offers ample space for wardrobes and furniture.

The family bathroom is also fully tiled and features a bath with shower over. The landing area is exceptionally bright and spacious, ideal for chunky furniture or perhaps as a 'work from home' area. This property benefits from gas-fired central heating and double-glazed windows throughout. The combination boiler is located in the utility. All high-quality shutters are included in the sale.

To the rear, a southerly-facing garden enjoys sunshine all day long. A beautiful sun terrace and lawn provide the perfect setting for outdoor dining, entertaining, or safe play for children and pets. The garden is fully enclosed and offers a good level of privacy. Additionally, there's access to a single garage and an allocated parking space.

This unique and beautifully presented family home offers a superb coastal lifestyle, combining peace and privacy with the convenience of being just a few minutes' walk from Newquay's bustling town centre and stunning beaches. Whether you're looking for a full-time residence or a coastal retreat, this exceptional property ticks every box.

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

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



Cloakroom
1.68m x 1.45m (5'6 x 4'9)

Hallway
2.46m x 1.83m (8'1 x 6'0)

Lounge
5.33m x 3.18m (17'6 x 10'5)

Kitchen Diner
5.33m x 2.82m (17'6 x 9'3)

Bedroom 1
3.58m x 3.25m (11'9 x 10'8)

En Suite
1.98m x 1.40m (6'6 x 4'7)

Bedroom 2
2.95m x 2.82m (9'8 x 9'3)

Bedroom 3
2.82m x 2.24m (9'3 x 7'4)

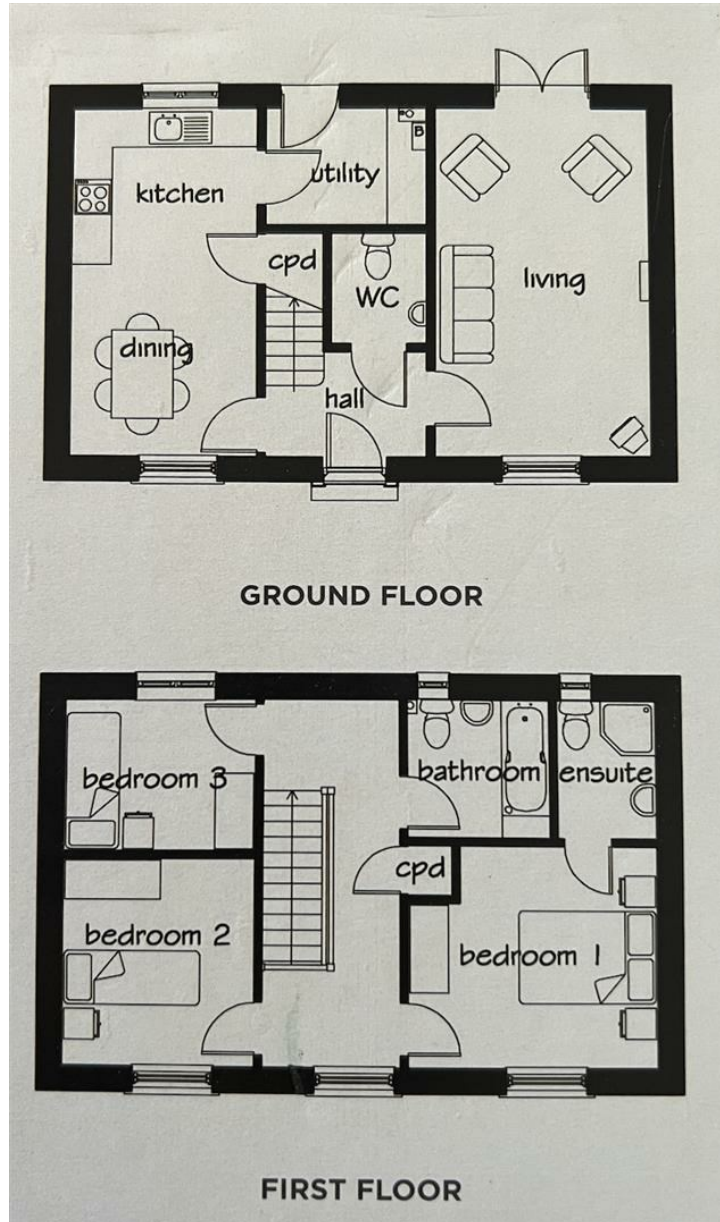
Bathroom
2.01m x 1.96m (6'7 x 6'5)

Garage
6.17m x 2.92m (20'3 x 9'7)

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			
(92-100) 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	

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	

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

