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46 Quintrell Road, Newquay TR7 3FJ

£375,000

A SUPERB EXAMPLE OF A THREE DOUBLE BEDROOM SEMI DETACHED FAMILY HOME LOCATED IN THE HIGHLY SOUGHT AFTER DUCHY OF CORNWALL NANSLEDAN DEVELOPMENT WITH A LOW MAINTENANCE, WESTERLY FACING GARDEN, A SINGLE GARAGE AND ALLOCATED PARKING.

PROPERTY TYPE: House - Semi-Detached

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

FEATURES:

- SUPERB THREE BEDROOM FAMILY HOME
- MAIN BEDROOM EN SUITE
- GARAGE AND PARKING
- HIGH QUALITY 'MORRISH' HOME
- SPACIOUS AND IMMACULATE THROUGHOUT
- WESTERLY FACING LANDSCAPED GARDEN
- WELL LOCATED ON THE EDGE OF NANSLEDAN
- HIGHLY DESIRABLE DUCHY DEVELOPMENT
- REMAINDER OF NHBC GUARANTEE

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DESCRIPTION:

Welcome to Forty Six Quintrell Road, an exceptional, high quality 'Moorish' semi-detached three double bedroom family home on the edge of Nansledan, just a ten minute drive from Newquay.

Nansledan, on the eastern side on Newquay is a superb Duchy of Cornwall development which is fast becoming one of the most desirable places to live in the Newquay area. It is a location regarded by many as being exclusive and convenient. This 540 acre extension to the vibrant seaside town of Newquay has been carefully thought out with a 'Masterplan' in place to involve the community and shape the future of the development. At Nansledan, you will find an attractive range of pastel coloured houses and many lovely shops and business. Eventually, Nansledan will grow to accommodate 4000 homes with a market street that will become the hub of the development. There are many various independent shops and cafes including an art gallery, a barbers, a florist, a vintage clothing store and many more to accommodate all tastes and needs. You will find a well respected Primary School within the development and a park close enough to this property for younger children to play safely not too far away from home. The main town of Newquay is just two miles away offering a vibrant range of shops, cafes and bars.

A smart, inviting hallway with stairs to the first floor and a useful cloakroom guides you into this family home. On the left, you will find a good size lounge with a window to the front and a gorgeous log burner. This is a spacious family room with ample space for plenty of furniture.

At the rear, the Kitchen Diner spans the entire width of the property with an extensive range of cream shaker style units, an eye level double oven, integrated fridge freezer, washing machine, dish washer and gas hob. There's ample space for a family size dining table and doors to the sun terrace, which really is just an extension of the kitchen. The kitchen is large enough for a snug area at one end, a great spot to enjoy a coffee overlooking the garden while the sun shines right through.

All three double bedrooms can be found on the first floor. The main bedroom has an ensuite shower room and the other two are served by the family bathroom which has a bath and shower over. Also on the first floor, you will find two useful cupboards. This home has gas central heating and wooden windows throughout. There's a mixture of high quality LVT flooring and carpets throughout.

At the rear, the landscaped garden has been lovingly cared for by the current owners and is very private and enclosed with outdoor power and a tap. It faces westerly and enjoys plenty of afternoon and evening sun with a large sun terrace and a good size lawned area. At the bottom of the garden, there's access to the single garage which has plenty of storage in the roof space. There are two parking spaces to the rear of the garage.

In summary, this gorgeous home is 'turn key' ready, the family friendly space, abundance of natural light, low maintenance sunny garden and garage make for a perfect home for the modern family!

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Hallway
5.33m x 1.22m (17'6 x 4'0)

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Cloakroom
2.03m x 0.81m (6'8 x 2'8)

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Lounge
5.18m x 3.56m (17'0 x 11'8)

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Kitchen Diner
5.87m x 3.38m (19'3 x 11'1)

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Bedroom 1
3.56m x 3.25m (11'8 x 10'8)

.

En Suite
1.63m x 1.04m (5'4 x 3'5)

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Bedroom 2
3.96m x 2.77m (13'0 x 9'1)

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Bedroom 3
2.95m x 2.87m (9'8 x 9'5)

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Bathroom
2.13m x 2.01m (7'0 x 6'7)

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Garage
6.10m x 2.87m (20'0 x 9'5)

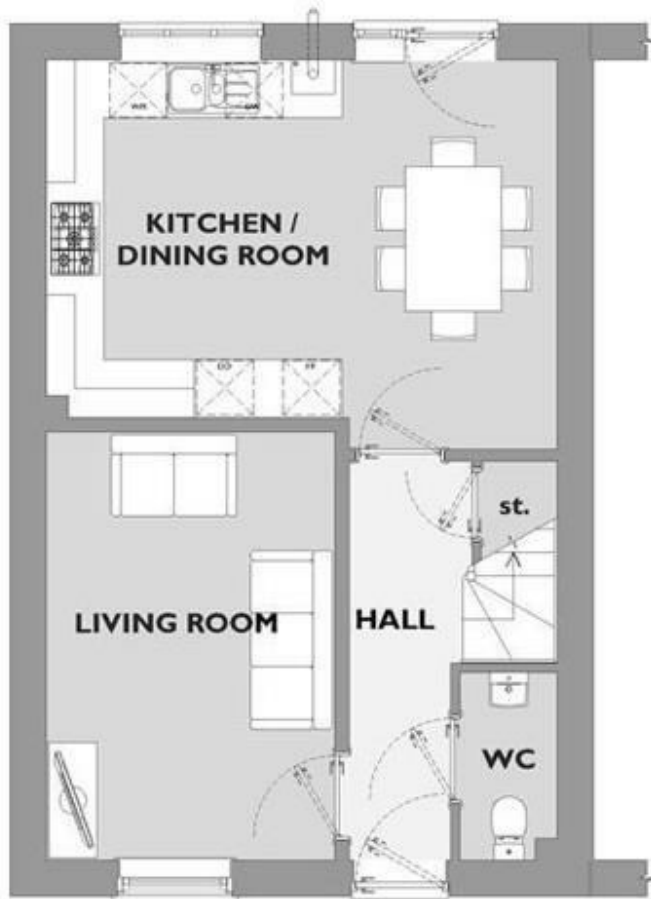
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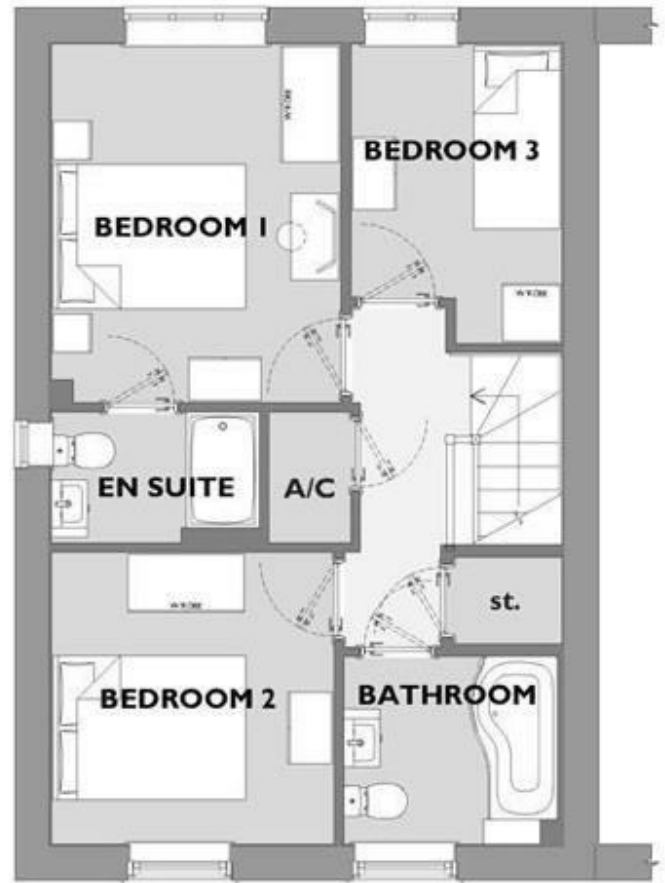
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FLOORPLAN:



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		
	84	94
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(02-10) A		
(11-20) B		
(21-30) C		
(31-40) D		
(41-50) E		
(51-60) F		
(61-70) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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