

# NEWQUAY PROPERTY CENTRE



A GORGEOUS AND BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED HOME IN THE POPULAR DEVELOPMENT OF NANSLEDAN. BUILT BY MORRISH HOMES WITH A DOUBLE FRONTED DESIGN. LOW MAINTENANCE AND SUN TRAP SOUTHWESTERLEY FACING GARDEN WITH DETACHED DOUBLE GARAGE AND POWER!



28 Quintrell Road, Newquay, TR7 3FJ

£395,000  
Freehold

our ref: CNN9620

01637 875161

# IN BRIEF...

- Type: House
- Style: Detached
- Age: Modern
- Bedrooms: 3
- Reception rooms: 1
- Bathrooms: 3
- EPC: B
- Council tax band: D
- ALL MAINS SERVICES
- THREE DOUBLE BEDROOMS
- DETACHED DOUBLE FRONTED DESIGN
- BEAUTIFULLY MAINTAINED
- BUILT BY MORRISH HOMES
- FINISHED IN 2020
- DOUBLE DETACHED GARAGE
- LOW MAINTENANCE SUNNY GARDEN
- POPULAR NANSLEDAN LOCATION
- WALKING DISTANCE TO AMENITIES/SCHOOLS



## OWNERSAYS...

“This has been a fantastic home for us, and we have absolutely loved living here. The rear garden is such a sun trap and perfect to sit and enjoy an evening’s drink!”



## CONSIDER THIS...

**WHAT WE LOVE:** This property has been meticulously maintained by the current sellers, it is still as perfect as the day it was built, making it a fantastic choice for someone looking for a new build without the lengthy build period whilst already understanding its positioning and surroundings.

# MOREDETAIL...

**SUMMARY:** Nestled on the outskirts of the Nansledan estate, 28 Quintrell Road is a meticulously maintained property offering the perfect blend of modern family living and convenience. With easy access to Newquay and a short stroll to the nearby school, this residence represents an exceptional opportunity for a growing family seeking a ready-to-move-in home. Built by the popular and high-end developer Morish Homes the fittings throughout the property are all of good quality.

Upon entering, you are greeted by a welcoming entrance hallway that provides access to a convenient cloakroom and a staircase leading to the upper level. Throughout the entirety of the downstairs space are easy to maintain and upgraded LVT flooring. The well-thought-out layout guides you to the heart of the home, where the kitchen diner and lounge are thoughtfully situated.

To the left, the kitchen/diner has been thoughtfully designed although use it has a lounging area. It's an ideal space for family gatherings or entertaining friends before dinner and can also fit a dining table. Equipped with a range of stylish shaker-style units, the kitchen boasts a complete integrated appliance package, including a dishwasher, washing machine, fridge freezer, eye-level double oven, and a gas hob. A door from the kitchen leads seamlessly to the rear garden, enhancing the indoor-outdoor flow.

On the right side of the entrance, the spacious living room enjoys a dual aspect with French doors that open to the garden. Currently configured as a lounge diner, this room offers ample space for various furniture arrangements and is bathed in natural light. Heading to the first floor, you'll discover three generously proportioned double bedrooms. The master bedroom boasts a spacious en - suite, complete with a luxurious double shower. The family bathroom on this level is immaculately presented, featuring a bath with a shower attachment.

This property is equipped with gas central heating powered by a combination boiler located in the kitchen. The windows are double glazed, featuring charming wooden sash frames, and the ground floor windows at the front along with the master ensuite and family bathroom have been additionally fitted with secondary glazing for added comfort and noise reduction. It also benefits from the remaining NHBC guarantee.

Please note: The management charge for Nansledan is approximately £250.00 per year.

The rear garden has been tastefully landscaped and requires minimal maintenance, featuring planted borders and beds. Facing south westerly, it enjoys afternoon and evening sun, providing the perfect setting for outdoor activities and relaxation. The garden is not only spacious but also offers privacy as it is fully enclosed. At the rear of the garden, a double garage provides ample storage space, including additional room in the roof space, it is also equipped with power and lighting.

In summary, Quintrell Road is a turnkey-ready, stunning family home. Its family-friendly layout, abundance of natural light, low-maintenance sunny garden, and double garage make it the ideal choice for the modern family seeking both comfort and convenience. We highly recommend viewing!



## THELOCATION...

**LOCATION:** Nansledan is an extension to the cornish coastal town of Newquay. On Duchy of Cornwall land that embodies the principals of architecture and urban planning, championed by HRH The Prince of Wales. With a 50 year master plan to create a community within a community, of beautiful, sustainable homes, that incorporate local materials and craftsmanship. The vision is to create connected urban centres, where mixed income, housing, shopping, offices and leisure facilities combine, so that daily amenities can be met within a walkable neighbourhood.

Situated conveniently on the peripheral edge of Newquay, within easy access to main town centre amenities, beautiful coastline, and golden beaches. Nansledan is the perfect 21st century development for modern family needs.

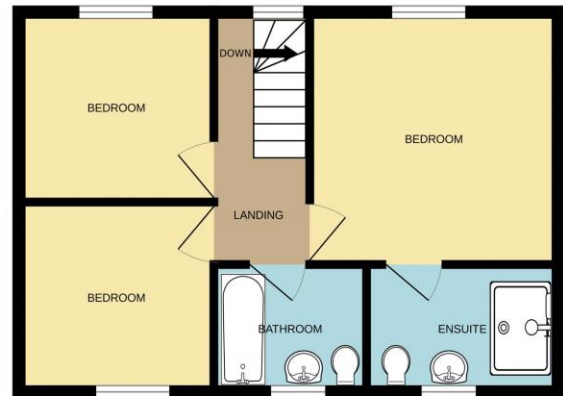


# THE FLOORPLAN...

GROUND FLOOR



1ST FLOOR



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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## THE DIMENSIONS...

### Entrance Hall

### Kitchen/Diner

18' 0" x 9' 8" (5.48m x 2.94m)

### Lounge

18' 0" x 10' 3" (5.48m x 3.12m)

### Cloakroom

5' 4" x 3' 1" (1.62m x 0.94m)

### Bedroom 1

11' 8" x 10' 4" (3.55m x 3.15m)

### En-suite

5' 7" x 5' 6" (1.70m x 1.68m)

### Bedroom 2

9' 1" x 8' 4" (2.77m x 2.54m)

### Bedroom 3

8' 4" x 8' 2" (2.54m x 2.49m)

### Bathroom

8' 1" x 5' 6" (2.46m x 1.68m)

### Double Garage

20' 0" x 19' 1" (6.09m x 5.81m)

## MORE INFO...

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web: [www.newquaypropertycentre.co.uk](http://www.newquaypropertycentre.co.uk)

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