



## 20 Stret Euther Penndragon, Nansledan, Newquay, Cornwall, TR8 4FB

AN IMPRESSIVE THREE STORY FAMILY HOME ON THE POPULAR DEVELOPMENT OF NANSLEDAN, NEWQUAY. BOASTING THREE DOUBLE BEDROOMS, OPEN PLAN KITCHEN/ DINER, WOOD BURNER, WC AND STUNNING TOP FLOOR MASTER WITH ENSUITE, LEVEL REAR GARDEN, GARAGE AND PARKING.

£385,000  
Freehold

our ref: CNN10430

## KEY FEATURES



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- THREE DOUBLE BEDROOMS
- SEMI DETACHED
- WOOD BURNER
- KITCHEN/DINER
- SUNNY GARDEN
- GARAGE AND PARKING
- LARGE MASTER EN-SUITE
- DOWNSTAIRS WC
- POPULAR DEVELOPMENT
- THREE STOREY TOWNHOUSE



1



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Energy rating (EPC) **B**

Council tax band: **D**

## SUMMARY

Welcome to Number 20, a stunning 3-bedroom family home located in the highly sought-after Nansledan development, a thoughtfully designed extension of the coastal town of Newquay. Set on Duchy of Cornwall land, Nansledan has become one of the most popular areas around Newquay, known for its vibrant community and fantastic local amenities, including a variety of local shops and parks.

Upon entering, you are greeted by a generously sized hallway that provides access to the lounge, kitchen diner, and stairs leading to the first floor. The kitchen diner offers ample space for family meals and is equipped with inbuilt appliances, including an eye-level double oven, dishwasher, washing machine, stainless steel hob, and sink. Large windows overlook the garden, creating a welcoming and functional space, ideal for families with children. Adjacent to the kitchen, the separate lounge provides a cosy retreat, featuring a large picture window, an inbuilt media unit, and a focal wood burner, perfect for relaxing on cooler evenings. A downstairs WC is conveniently located for guests.



As you move to the first floor, you'll find two spacious double bedrooms, each filled with natural light. One of the bedrooms includes inbuilt storage, providing practical and stylish storage solutions. The family bathroom is fully tiled, offering a modern white suite with a shower over the bath, a heated towel rail, and an inbuilt vanity unit with a mirror.

Rising to the second floor, you will discover the impressive master ensuite bedroom. This bright and airy space benefits from dormer windows at both the front and rear, flooding the room with natural light. The bedroom also features high-quality inbuilt storage, adding to the minimalist and clean aesthetic. The ensuite shower room is generously sized, with part-tiled walls, a separate shower, a heated towel rail, and a vanity unit.

Stepping outside, the garden offers a lovely patio area, perfect for outdoor dining and entertaining. The majority of the garden is laid to lawn, complemented by established trees and bushes, ensuring a great degree of privacy. The garden also provides pedestrian access to the garage, which can serve as an additional parking space or useful storage area, complete with power.

Number 20 is an exceptional three-bedroom, three-story family home situated in the heart of the popular Nansledan development. With its modern amenities, spacious layout, and beautiful garden, this home is ideal for families looking to settle in a thriving community. Early viewing is highly recommended to avoid missing out on this fantastic opportunity!

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## ADDITIONAL INFO

Utilities: All Mains Services

Broadband: Yes. For Type and Speed please refer to Openreach website

Mobile phone: Yes. For best network coverage please refer to Ofcom checker

Parking: 1 x Space plus Garage

Heating and hot water: Gas Central Heating for both

Accessibility: Level Plot

Estate Management Fee: TBC

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Hallway

13' 9" x 7' 0" (4.19m x 2.13m)

## Living Room

13' 9" x 12' 8" (4.19m x 3.86m)

## Kitchen/Diner

19' 4" x 8' 2" (5.89m x 2.49m)

## WC

6' 0" x 2' 9" (1.83m x 0.84m)

## Bedroom 1

18' 3" x 14' 3" (5.56m x 4.34m)

## En-suite

7' 4" x 5' 8" (2.23m x 1.73m)

## Bedroom 2

13' 2" x 11' 6" (4.01m x 3.50m)

## Bedroom 3

12' 4" x 11' 6" (3.76m x 3.50m)

## Bathroom

8' 9" x 5' 5" (2.66m x 1.65m)



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