



## 1 Plen Hay Wartha, Newquay, TR8 4UG

A STUNNING FOUR DOUBLE BEDROOM FAMILY HOME, ONLY BUILT IN JULY 2024 WITH HIGH END UPGRADES AND FITTINGS THROUGHOUT! IN IMMACULATE MOVE IN CONDITION. GORGEOUS KITCHEN DINER WITH INTEGRATED APPLIANCES AND SPACIOUS LOUNGE. AN ABSOLUTE MUST VIEW PROPERTY TO APPRECIATE THE SPECIFICATION ON OFFER.

£450,000  
Freehold

our ref: CNN10578

# KEY FEATURES



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Energy rating (EPC) **B**

Council tax band: **E**

- STUNNING THREE STOREY FAMILY HOME BUILT TO THE SANDRINGHAM DESIGN
- ONLY BUILT IN 2024 WITH REMAINING NHBC AND BUILDERS WARRANTY
- FOUR DOUBLE BEDROOMS AND FOUR BATHROOMS
- KITCHEN DINER WITH UPGRADED QUARTZ WORKTOPS AND INTEGRATED APPLIANCES
- SPACIOUS LIVING ROOM WITH POTENTIAL FOR LOG BURNER
- LUXURIOUS MASTER BEDROOM WITH ENSUITE AND MIRRORED WARDROBES
- BEAUTIFULLY FINISHED THROUGHOUT WITH BESPOKE BLINDS AND UPGRADED CARPETS
- WESTERLEY FACING GARDEN PERFECT FOR SUN AND OUTDOOR ENTERTAINING
- PRIVATE GARAGE WITH POWER AND LIGHTING AND DRIVEWAY PARKING
- SOUGHT AFTER LOCATION NEAR BEACHES, COUNTRYSIDE AND LOCAL AMENITIES

## SUMMARY

Situated in the heart of Nansledan, Newquay, 1 Plen Hay Wartha offers the perfect blend of traditional charm and modern convenience. Nansledan, meaning "broad valley" in Cornish, is a vibrant extension of Newquay designed with community living at its core. With its tree-lined streets, a range of local businesses, and proximity to both stunning beaches and beautiful countryside, this location provides an idyllic setting for families and professionals.

This exquisite four-bedroom, three-storey semi-detached home is built to the 'Sandringham' design by Wainhomes and was completed in July 2024. Still under the remainder of a 10-year NHBC warranty and a 2-year builder's warranty, it combines peace of mind with a beautifully upgraded finish throughout.

The entrance to the property reveals a spacious hallway, setting the tone for the bright and airy spaces that follow. From here, doors lead to the living room, kitchen-diner, a downstairs W/C, and a storage cupboard, while stairs ascend to the upper floors. The living room spans the full depth of the house, with French doors opening onto the rear garden, creating a seamless indoor-outdoor flow. This versatile family space also benefits from a chimney breast, ready for the addition of a log burner.



The kitchen-diner, also extending from the front to the rear of the property, has been thoughtfully designed with shaker-style wall and base units complemented by upgraded quartz worktops. A full suite of integrated appliances includes a double oven with gas hob and extractor hood, a fridge-freezer, dishwasher, and washing machine, as well as a sink with a drainer. A door from the kitchen provides additional access to the garden, enhancing its practicality.

On the first floor, the landing leads to the master bedroom, which is both spacious and luxurious. This room features upgraded triple mirrored wardrobes and an en-suite shower room, offering a private retreat within the home. A second bedroom on this floor is versatile in its use, perfect as a nursery, home office, or guest room. The family bathroom is generously proportioned and equipped with a panelled bath, part-tiled walls, a vanity sink unit, and a low-level W/C. A cupboard housing the hot water tank provides additional storage.

The second-floor features two further double bedrooms, each benefiting from far-reaching countryside views, creating tranquil spaces for relaxation or work. A modern shower room serves these bedrooms, adding further convenience.

Outside, the property boasts gardens to the front and side, enhancing its kerb appeal. The rear garden is fully enclosed, low-maintenance, and enjoys a sought-after Westerly aspect, making it a perfect sun trap. With a patio area and lawn, it is ideal for outdoor entertaining or peaceful



relaxation. A pathway leads to the rear garage door, and the garage itself is equipped with power and lighting, offering valuable storage or workspace. Parking is available directly in front of the garage for one vehicle.

This property has been finished to an exceptional standard, with upgraded carpets, bespoke fitted blinds, and high-quality fitted bathroom mirrors throughout. It is move-in ready, offering a stunning and practical home in one of Newquay's most desirable areas.

Viewings are highly recommended to appreciate everything this remarkable home has to offer.

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## ADDITIONAL INFO

Tenure: Freehold

Utilities: All Mains Services

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

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

Parking: Garage & Driveway parking x 1 Car

Heating and hot water: Gas Central Heating for both

Accessibility: Level access with two steps to Front door

Mining: Standard searches include a Mining Search.

Estate Management Fee: Approx £300 per annum



# FLOORPLAN & DIMENSIONS

## Entrance Hall

15' 6" x 6' 10" (4.72m x 2.08m)

## Downstairs WC

6' 1" x 2' 11" (1.85m x 0.89m)

## Kitchen/Diner

18' 6" x 9' 3" (5.63m x 2.82m)

## Living Room

18' 6" x 10' 4" (5.63m x 3.15m)

## First Floor Landing

8' 7" x 4' 10" (2.61m x 1.47m)

## Master Bedroom

18' 6" x 10' 6" (5.63m x 3.20m)

## Ensuite

6' 6" x 6' 2" (1.98m x 1.88m)

## Bedroom 4

11' 7" x 9' 6" (3.53m x 2.89m) max

## Family Bathroom

11' 5" x 6' 6" (3.48m x 1.98m) max

## Second Floor Landing

4' 7" x 3' 6" (1.40m x 1.07m)

## Bedroom 2

15' 3" x 10' 5" (4.64m x 3.17m)

## Bedroom 3

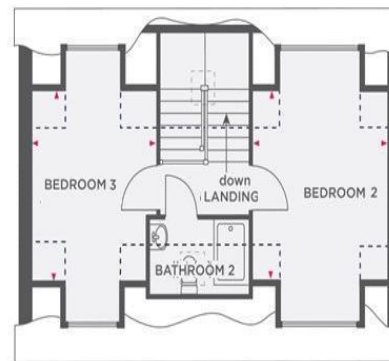
15' 3" x 9' 0" (4.64m x 2.74m)

## Shower Room

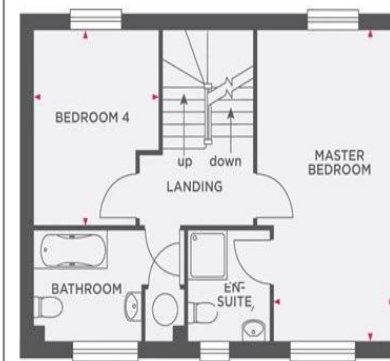
7' 2" x 5' 2" (2.18m x 1.57m)

## Single Garage

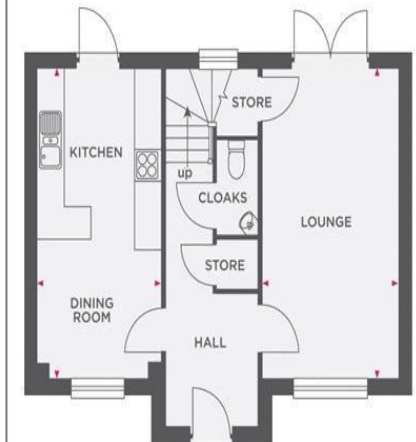
Second Floor



First Floor



Ground Floor



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