



## 1 Garth Woryan, Nansledan, Newquay, Cornwall, TR8 4FP

A LOVELY THREE-BEDROOM DETACHED HOUSE IN NANSLEDAN WITH IMMACULATE ACCOMMODATION, SUNNY WEST FACING GARDENS AND ALLOCATED OFF STREET PARKING. LOCATED IN A PEACEFUL TUCKED AWAY PART OF THE DEVELOPMENT, CLOSE TO PARKS, SCHOOLS, AND DAILY AMENITIES.

Guide Price £325,000  
Freehold

our ref: CNN10413

## KEY FEATURES



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Energy rating (EPC) **B**

Council tax band: **C**

- DESIRABLE LOCATION IN NANSLEDAN, NEWQUAY
- BUILT BY WAIN HOMES IN 2017
- THREE BEDROOMS, TWO DOUBLE, ONE SINGLE
- COSY FRONT-ASPECT LIVING ROOM
- MODERN KITCHEN/DINER WITH BREAKFAST BAR
- GROUND FLOOR WC AND UTILITY RECESS
- MODERN TILED BATHROOM WITH SHOWER
- SUNNY REAR GARDEN WITH WESTERLY ASPECT
- SUPERFAST FIBRE BROADBAND AND GAS CENTRAL HEATING
- ALLOCATED PARKING AND STREET PARKING AVAILABLE

## SUMMARY

Welcome to 1 Garth Woryan, a delightful “Levant” style family home situated in the heart of Nansledan, one of Newquay’s most desirable suburban communities. Built by Wain Homes in 2017, this property combines modern living with timeless design, offering exceptional value and comfort for growing families. Nansledan, located just two miles from Newquay’s vibrant centre and the breathtaking north Cornish coast, is a thriving and sustainable development. Already home to over 1,200 residents and more than 40 businesses, it is a community where artisan shops, cafes, restaurants, and essential services create an ideal balance of convenience and charm.



This beautiful home is tucked away in a quiet position with a sunny orientation, and it has been meticulously maintained. Upon entering, a small hallway leads to a spacious front-aspect living room featuring under-stair storage and ample space for a family-sized suite. The rear kitchen/diner is perfect for socializing, with cream units, a breakfast area, utility recess, and integrated appliances, alongside access to the garden and a convenient ground floor WC. Upstairs, there are three well-proportioned bedrooms, including two doubles with fitted wardrobes and a single room, along with a modern family bathroom featuring a white suite and shower over the bath.

The property is equipped with superfast fibre broadband, double-glazed windows, and gas-fired central heating. Outside, the enclosed rear garden enjoys a sunny westerly aspect, with a patio and lawn area



perfect for children to play or for entertaining. At the front, there is an allocated parking space along with ample on-street parking for visitors.

With its blend of modern amenities, thoughtful design, and a vibrant community setting, this home offers the perfect opportunity to step into a truly special way of life in Nansledan.

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## ADDITIONAL INFO

Tenure: Freehold

Utilities: All Mains Services

Broadband: FTTP. For Speed, please refer to Openreach website

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

Parking: Allocated space x 1

Heating and hot water: Gas Central Heating for both

Covenants: Yes, refer to the Duchy Code

Accessibility: Level access

Mining: Standard searches include a Mining Search.

Estate Management Fee: £263.22 per annum



# FLOORPLAN & DIMENSIONS

## Entrance Hallway

4' 11" x 4' 10" (1.50m x 1.47m) plus stairs

## Living Room

13' 2" x 12' 0" (4.01m x 3.65m)

## Kitchen/Diner

15' 6" x 10' 8" (4.72m x 3.25m) L shaped max

## Ground Floor WC

5' 4" x 3' 4" (1.62m x 1.02m)

## First Floor Landing

11' 6" x 7' 6" (3.50m x 2.28m) max inc stairs

## Bedroom 1

11' 1" x 7' 8" (3.38m x 2.34m) incl wardrobes

## Bedroom 2

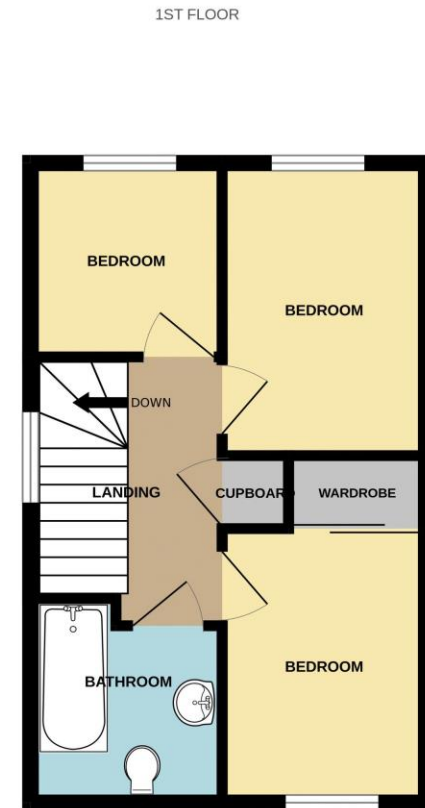
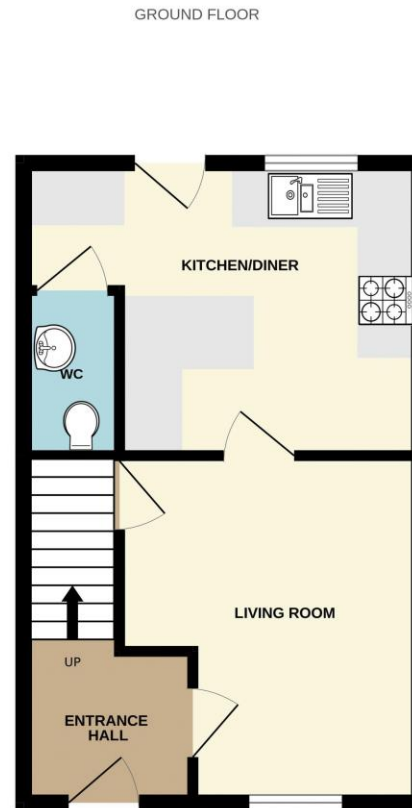
10' 0" x 8' 7" (3.05m x 2.61m) plus wardrobes

## Bedroom 3

7' 6" x 7' 2" (2.28m x 2.18m)

## Bathroom

6' 7" x 6' 5" (2.01m x 1.95m)



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