



## 5 Stret Ewyn, Nansledan, Newquay, Cornwall, TR8 4GS

A GORGEOUS MODERN SEMI-DETACHED HOME ON THE SOUGHT AFTER NANSLEDAN DEVELOPMENT. FANTASTIC POSITION AND STYLE WITH FLOWING LIVING AREAS AND GORGEOUS OPEN PLAN KITCHEN/DINER, 2 LOVELY DOUBLE BEDROOMS, 1 EN-SUITE, GOOD SIZE WEST FACING GARDENS, PARKING AND GARAGE!

£299,950  
Freehold

our ref: CNN10472

# KEY FEATURES



2

- GORGEOUS MODERN SEMI-DETACHED HOME
- HIGHLY SOUGHT-AFTER NANSLEDAN LOCATION



1

- STUNNING OPEN PLAN KITCHEN/DINER
- TWO SPACIOUS DOUBLE BEDROOMS
- MASTER BEDROOM WITH EN-SUITE
- WEST-FACING GARDEN WITH PATIO



2

- DEDICATED PARKING AND LARGE GARAGE

Energy rating (EPC) **B**

Council tax band: **B**

- LIGHT AND CONTEMPORARY INTERIOR DESIGN
- ENERGY-EFFICIENT DOUBLE GLAZING AND HEATING
- NO ONWARD CHAIN FOR HASSLE FREE PURCHASE

## SUMMARY

Nansledan development is a beautifully designed and meticulously planned residential area located on the edge of Newquay. Spread across 218 hectares, the development is a part of the larger Duchy of Cornwall estate and is a shining example of sustainable urban planning.

Nansledan features a charming blend of traditional and contemporary architecture, with a focus on creating a vibrant community that prioritises the well-being of its residents. The development comprises a mix of residential properties, ranging from apartments to family homes, designed to cater to a diverse range of needs and preferences.

As you walk through Nansledan, you will be struck by the unique character of each street and home, each with their own distinctive design and personality. The buildings are adorned with ornate detailing and facades, lending an old-world charm to the development.

Surrounded by lush greenery, with open spaces and parks scattered throughout the area. The roads are designed to be pedestrian-friendly, encouraging residents to walk or cycle to their destinations. An ever-growing high street provides a variety of amenities and independent shops in addition to the popular Nansledan primary School located within the development.



Located just a short distance from Newquay town centre, Nansledan offers easy access to the area's stunning beaches, rugged cliffs, and picturesque countryside. It is also well-connected to the rest of Cornwall, with excellent transport links to other nearby towns.

Nansledan is a picturesque and well-designed residential area located on the edge of Newquay, offering a vibrant community atmosphere, sustainable living, and easy access to the natural beauty of Cornwall.

Introducing 5 Stret Ewyn – a stunning semi-detached home meticulously crafted and beautifully presented. Boasting a prime location in the coveted Nansledan community, this property stands out with its impeccable 2-bedroom accommodation, including a master en-suite, and a captivating design.

Upon approaching this charming home, the eye-catching painted exterior creates an inviting first impression. Step inside through a small entrance hall with stairs to the first floor.

The heart of the home is twofold; a cosy front aspect living room with storage through to a wonderful open plan kitchen/diner. The living room exudes warmth, while the well-appointed kitchen/diner at the rear features white units, a suite of integrated appliances and is flooded with light through west facing windows and a back door onto the enclosed gardens.

Ascend the stairs to the first floor, where two generously sized double bedrooms await. One bedroom boasts its own fully fitted and tiled shower en-suite, and both featured fitted wardrobes. The main bathroom on the first floor and en-suite showcase beautiful tiling with sleek contemporary white suites.



Maintained in light contemporary tones, this home radiates a fresh and welcoming atmosphere. Double glazing and gas-fired central heating ensure comfort and energy efficiency throughout. A trio of standout features awaits you outside to the rear of the property: a delightful, spacious, and easily maintainable West-facing Garden with patio, lawn, and raised planter; an exclusive off-street parking space accessible through a gated entrance; and the pièce de résistance – a substantial garage with overhead storage and main power.

Pound for pound, 5 Stret Ewyn stands as one of the best value homes on Nansledan, making it an irresistible choice for small families, first-time buyers, and astute buy-to-let investors. Don't miss the opportunity to make this exquisite property your new home!

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## ADDITIONAL INFO

Tenure: Freehold

Utilities: All Mains Services

Broadband: FTTP & Cat 5. For Speed, please refer to Openreach website

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

Parking: Garage & Allocated space

Heating and hot water: Gas Central Heating for both

Covenants: Duchy Code

Accessibility: Level access

Mining: Standard searches include a Mining Search.

Estate Management Fee: £243.10 Per Annum



# FLOORPLAN & DIMENSIONS

## Hallway

5' 6" x 3' 10" (1.68m x 1.17m) plus stairs

## Living Room

14' 7" x 10' 4" (4.44m x 3.15m) plus cupboard

## Kitchen/Diner

13' 8" x 10' 5" (4.16m x 3.17m)

## First Floor Landing

7' 10" x 5' 10" (2.39m x 1.78m) incl stairs

## Bedroom 1

11' 8" x 8' 5" (3.55m x 2.56m) plus wardrobe

## Ensuite

10' 5" x 4' 3" (3.17m x 1.29m) max

## Bedroom 2

9' 1" x 8' 10" (2.77m x 2.69m) plus wardrobe

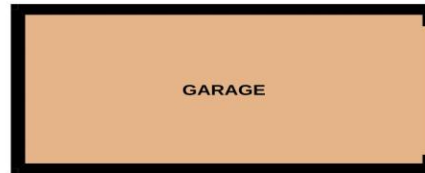
## Bathroom

7' 4" x 5' 6" (2.23m x 1.68m)

## Garage

19' 2" x 10' 1" (5.84m x 3.07m)

GROUND FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



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TOTAL FLOOR AREA : 836 sq.ft. (77.7 sq.m.) approx.  
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