



## 7 Stret Lugan, Nansledan, Newquay, Cornwall, TR8 4FG

A STUNNING FOUR BEDROOM DOUBLE FRONTED FAMILY HOME BUILT TO THE 'HIGHGROVE' DESIGN BY WAINHOMES. SPACIOUS LIVING THROUGHOUT WITH A COSY MULTIFUEL BURNER WITHIN THE LIVING AREA AND OPEN PLAN KITCHEN DINER. A UNIQUE PLOT WITH INTEGRAL ACCESS TO THE GARAGE. GORGEOUS SUNNY GARDEN.

£449,950  
Freehold

our ref: CNN10822

# KEY FEATURES



4

- FOUR-BEDROOM DOUBLE-FRONTED FAMILY HOME WITH SPACIOUS LAYOUT



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- BUILT IN 2015 BY WAINHOMES IN RARE 'HIGHGROVE' STYLE



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- ATTACHED DOUBLE GARAGE WITH INTERNAL ACCESS—A UNIQUE FEATURE

- DUAL-ASPECT LIVING ROOM WITH MULTIFUEL BURNER FOR COSY AMBIANCE
- STYLISH KITCHEN DINER WITH INTEGRATED APPLIANCES AND FRENCH DOORS

- BRIGHT AND SPACIOUS MASTER BEDROOM WITH ENSUITE

- LARGE SUNNY LANDSCAPED GARDEN WITH PATIO AND TIMBER SHED

- UTILITY ROOM WITH GARAGE ACCESS FOR ADDED CONVENIENCE

- UNRESTRICTED PARKING AVAILABLE OUTSIDE HOUSE AND GARAGE

- LOCATED IN HIGHLY SOUGHT-AFTER NANSLEDAN COMMUNITY NEAR NEWQUAY

Energy rating (EPC) **B**

Council tax band: **E**

## SUMMARY

Nestled on the eastern edge of Newquay, Nansledan is a vibrant and highly sought-after community that embodies a harmonious blend of traditional Cornish charm and modern living. Designed under the Duchy of Cornwall's vision, this thoughtfully planned development is known for its distinctive architecture, pastel-hued homes, and a strong sense of community. With an array of independent shops, cafes, and businesses, Nansledan fosters a self-sustaining and welcoming environment. Families are particularly drawn to the area due to its excellent schools, nearby green spaces, and easy access to some of Cornwall's most stunning beaches. Its close proximity to Newquay ensures that residents can enjoy both the tranquillity of village-style living and the excitement of a vibrant coastal town.

Built in 2015 by Wainhomes, 7 Stret Lugan is a beautifully designed four-bedroom, double-fronted family home of the rare 'Highgrove' style, offering an exceptional layout and an abundance of space. This property is particularly special, boasting an attached double garage with integral access—an uncommon feature in this development.

Step inside to a spacious and inviting hallway, setting the tone for this beautifully maintained home. From here, you'll find access to the impressive front-to-back living room, the well-appointed kitchen diner, and a generously sized downstairs W/C, complete with ample space for shoes and coats.



The living room is a fantastic size, featuring dual-aspect windows that flood the space with natural light, complemented by a charming multi fuel burner that adds a cosy ambiance. Across the hall, the stunning kitchen diner mirrors this sense of space and light, also benefiting from a dual-aspect design. The kitchen is fitted with a sleek range of gloss units, providing excellent storage and workspace. Integrated appliances include a dishwasher, fridge freezer, and a stylish Range-style oven with an extractor hood above. A convenient breakfast bar subtly divides the space, creating a perfect spot for casual dining or morning coffee. French doors from the dining area open onto a beautifully sunny and landscaped rear garden.

To the rear of the kitchen, a practical utility room offers further storage and workspace, with plumbing for a washing machine and tumble dryer, as well as internal access to the double garage.

Upstairs, the landing leads to four generously sized bedrooms—two positioned at the front and two at the rear. The two front bedrooms are slightly larger, with the main bedroom benefiting from a stunning en-suite shower room. The family bathroom has been stylishly updated to include a walk-in double shower, a contemporary vanity sink unit with storage, and a low-level W/C. Both the en-suite and family bathroom are finished to an exceptional standard, each enjoying the advantage of natural light through well-placed windows. A useful cupboard on the landing houses the water tank, providing additional storage space. Throughout the property there is hard wired internet, ideal for working from home.

The exterior of this property is just as impressive as its interiors. The larger-than-average rear garden has been beautifully landscaped and lovingly maintained, featuring a generous lawn for children to play, a timber shed, and a large patio area—ideal for outdoor dining and summer barbecues. The garden enjoys the afternoon sun,



making it a perfect retreat for relaxation and entertaining. There is also gated side access and a personal door leading into the garage.

The double garage sits at the rear of the property and is a standout feature. It boasts two up-and-over doors, providing excellent accessibility, along with a pedestrian door leading directly to the garden. Inside, the garage is equipped with power and lighting, making it a highly functional space for storage, a workshop, or even potential additional utility use. With an abundance of storage options, this garage ensures that space will never be an issue.

Unrestricted parking is available on the road outside both the garage and the house.

7 Stret Lugan offers a rare opportunity to own a beautifully designed and spacious family home in the heart of Nansledan. With its high-quality finish, practical layout, and excellent location, this property is a must-see for those seeking a stylish and comfortable home in one of Newquay's most desirable areas.

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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: Double Garage. Unrestricted on road parking available.

Heating and hot water: Gas Central Heating for both

Covenants: Duchy Code

Accessibility: Level access to Front door

Mining: Standard searches include a Mining Search.

Estate Management Fee: £376.96 per annum



# FLOORPLAN & DIMENSIONS

## Hallway

9' 1" x 6' 4" (2.77m x 1.93m)

## Cloakroom

6' 3" x 6' 3" (1.90m x 1.90m)

## Kitchen/Diner

22' 9" x 10' 6" (6.93m x 3.20m)

## Living Room

22' 8" x 10' 7" (6.90m x 3.22m)

## Utility Room

8' 7" x 6' 3" (2.61m x 1.90m)

## First Floor Landing

## Bedroom 1

13' 5" x 11' 0" (4.09m x 3.35m)

## Ensuite

6' 8" x 6' 4" (2.03m x 1.93m)

## Bedroom 2

12' 3" x 10' 8" (3.73m x 3.25m)

## Bedroom 3

10' 8" x 9' 0" (3.25m x 2.74m)

## Bedroom 4

10' 5" x 9' 1" (3.17m x 2.77m)

## Shower Room

8' 2" x 5' 6" (2.49m x 1.68m)

## Integral Double Garage

19' 3" x 19' 2" (5.86m x 5.84m)

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