



9 Stret Merdhin, Newquay , TR7 3GG

A STUNNING FOUR BEDROOM GEORGIAN STYLE MORRISH FAMILY HOME, IMPECCABLY PRESENTED THROUGHOUT, FEATURING A SPACIOUS OPEN PLAN KITCHEN DINER, LOW-MAINTENANCE ENCLOSED SUNNY GARDEN, DRIVEWAY PARKING FOR TWO AND DOUBLE GARAGE ON THE POPULAR DEVELOPMENT OF NANSLEDAN.

£410,000
Freehold

our ref: CNN10848

KEY FEATURES



4

- STUNNING THREE STOREY HOUSE
- FOUR SPACIOUS DOUBLE BEDROOMS



2

- IMMACULATELY PRESENTED THROUGHOUT
- OPEN PLAN KITCHEN/DINER



3

- GROUND FLOOR BEDROOM/RECEPTION ROOM
- LARGE SUNNY GARDEN
- REMAINDER OF NHBC STRUCTURAL WARRANTY

Energy rating (EPC) **B**

Council tax band: **E**

- DRIVEWAY PARKING FOR TWO
- DOUBLE GARAGE
- POPULAR NANSLEDAN DUCHY DEVELOPMENT

SUMMARY

Nestled in the heart of Nansledan, Number 9 is an exceptional semi-detached family home that perfectly balances modern living with timeless design. This thoughtfully crafted property, built in 2023 by the renowned Morrish Homes, offers three storeys of flexible accommodation, making it an ideal choice for families. Designed to complement the architectural vision of Nansledan, the home seamlessly integrates sustainable materials with elegant finishes, creating a residence that is as functional as it is beautiful.

Upon entering this stunning Georgian-style home, you are welcomed by a spacious and inviting hallway that provides access to all ground floor rooms. At the heart of the home is the impressive kitchen-diner, featuring an array of light grey shaker-style units and extensive countertop space—perfect for culinary enthusiasts. Equipped with built-in appliances, including an eye-level oven, fridge freezer, dishwasher, and washing machine, this kitchen is designed for both style and functionality.



The open-plan dining area is ideal for a large dining table and chairs, bathed in natural light from dual-aspect windows and patio doors that lead directly to the enclosed garden.

The ground floor also benefits from a practical shower room and a versatile fourth bedroom or second reception room, catering to a variety of needs.

Ascending to the first floor, you'll find a spacious dual-aspect lounge and a generously sized main bedroom, complete with ample space for bedroom furniture and complemented by an en-suite shower room.

On the top floor, two further well-proportioned bedrooms and a stylish family bathroom await. A spacious landing provides access to these rooms and features a useful double cupboard for additional storage.

Outside, the rear of the property boasts a generously sized, level enclosed garden—perfect for outdoor entertaining, play, or relaxation. This sun-soaked space is well-maintained and offers a mix of patio and lawn areas, making it ideal for alfresco dining or creating a beautiful, landscaped retreat.

Parking is well accommodated with a double garage—formed by two adjoining single garages—and a double driveway in front, providing ample space for multiple vehicles.

In summary, this beautifully presented and well-proportioned family home enjoys a prime location and is in immaculate condition, benefiting from the remainder of the NHBC warranty. With ample parking, a garage, and stylish interiors, it is ready for its next owners to move in and enjoy.

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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 & Driveway Parking x 2

Heating and hot water: Gas Central Heating for both

Covenants: Duchy Code

Accessibility: Level to front

Mining: Standard searches include a Mining Search.

Estate Management Fee: TBC

FLOORPLAN & DIMENSIONS

Ground Floor

Entrance Hallway

13' 9" x 10' 3" (4.19m x 3.12m) L Shaped max

Ground Floor WC

5' 7" x 5' 5" (1.70m x 1.65m)

Kitchen/Diner

21' 8" x 11' 2" (6.60m x 3.40m)

Bedroom 4/Study

10' 3" x 7' 4" (3.12m x 2.23m)

First Floor Landing

10' 3" x 7' 9" (3.12m x 2.36m)

Living Room

16' 6" x 11' 0" (5.03m x 3.35m)

Bedroom 1

13' 4" x 10' 3" (4.06m x 3.12m)

Ensuite

11' 1" x 4' 7" (3.38m x 1.40m)

Second Floor

Bedroom 3

11' 1" x 9' 5" (3.38m x 2.87m)

Bedroom 2

13' 1" x 11' 8" (3.98m x 3.55m)

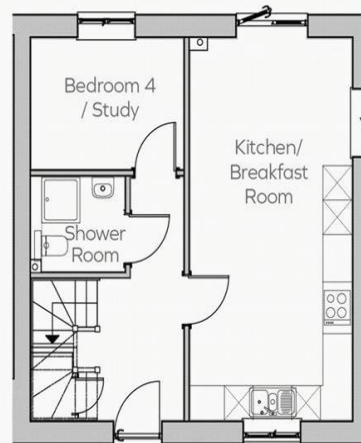
Bathroom

8' 3" x 8' 1" (2.51m x 2.46m)

Second Floor Landing

13' 2" x 10' 3" (4.01m x 3.12m)

Ground Floor



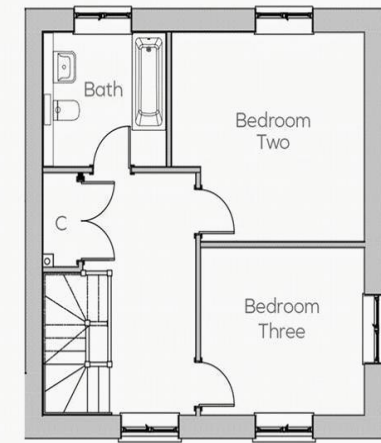
Kitchen / Breakfast Room
c.6.7m x 3.4m c.21'9" x 11'1"
Bedroom 4 / Study
c.3.2m x 2.3m c.10'4" x 7'5"

First Floor



Living Room
c.5.1m x 3.4m c.16'7" x 11'1"
Bedroom 1
c.4m x 3.2m c.13'1" x 10'4"

Second Floor



Bedroom 2
c.4m x 3.6m c.13'1" x 11'8"
Bedroom 3
c.3.4m x 2.9m c.11'1" x 9'5"

Plot floor plans are provided to indicate proposed floor layout for each home. Room measurements are accurate within + or - 50mm, however it is not recommended that these measurements are used for flooring installation, or such like, as plots can sometimes vary. The computer generated image is indicative only. Finishes and materials shown may vary. Please ask for more details.

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