



3 Bownder Tennyson, Nansledan, Newquay, Cornwall, TR8 4GQ

A STUNNING AND INCREDIBLY WELL MAINTAINED THREE BEDROOM DETACHED HOME BUILT BY CG FRY! BEAUTIFULLY PRESENTED THROUGHOUT. OFFERED WITH DRIVEWAY PARKING AND A GARAGE, ALONG WITH STUNNING SUN TRAP GARDENS! OFFERED WITH NO ONWARD CHAIN.

£435,000
Freehold

our ref: CNN10903

KEY FEATURES



3

- STUNNING DOUBLE-FRONTED DETACHED HOME BY CG FRY
- THREE SPACIOUS DOUBLE BEDROOMS THROUGHOUT



1

- MODERN KITCHEN DINER WITH INTEGRATED APPLIANCES



3

- SEPARATE UTILITY ROOM WITH EXTRA STORAGE
- MASTER BEDROOM WITH EN-SUITE AND FITTED WARDROBES
- SUNNY GARDEN WITH PATIO AREA
- GARAGE UNDER COACH HOUSE AND DRIVEWAY PARKING
- NO ONWARD CHAIN
- SET ON A PEACEFUL RESIDENTIAL ROAD IN THE HEART OF THE DEVELOPMENT
- LOCATED IN DESIRABLE NANSLEDAN DUCHY DEVELOPMENT

Energy rating (EPC) **B**

Council tax band: **D**

SUMMARY

Welcome to Nansledan – a vibrant, architecturally distinctive extension to the coastal town of Newquay, developed under the stewardship of the Duchy of Cornwall. Designed with a strong focus on community, sustainability, and traditional Cornish charm, Nansledan offers a range of local amenities including independent shops, artisan cafes, a primary school, and green spaces, all within easy reach of the stunning north Cornish coastline.

Nestled within this sought-after development is 3 Bownder Tennyson, a larger-style double-fronted three-bedroom detached home built by CG Fry & Son in 2017. This immaculately presented property still benefits from the remainder of its 10-year NHBC warranty, offering peace of mind and quality craftsmanship throughout.

As you enter the property, you're welcomed by a spacious and elegant hallway with stairs rising to the first floor, access to a stylish downstairs W/C, and doors leading to both the kitchen/diner and the living room. The living room is beautifully appointed, running the full depth of the house. It boasts French doors that open onto the rear garden, flooding the room with natural



light. A central gas fireplace adds a warm, cosy focal point, perfect for relaxing evenings.

To the other side of the hallway is the stunning kitchen/diner, which also spans front to back. Featuring a tiled floor throughout, the kitchen is fitted with a range of high-quality grey shaker-style units, complemented by ceramic tiled splashbacks and contrasting worktops. Integrated appliances include a gas hob with extractor over, eye-level double oven, dishwasher, and there's space for an American-style fridge freezer. From here, a door leads into the utility room, equipped with additional wall and base units, a secondary sink and drainer, space for a washing machine and tumble dryer, plus access to an under-stairs storage cupboard and the rear garden.

Upstairs, a light-filled landing gives way to three well-proportioned double bedrooms. The master bedroom benefits from a luxuriously sized en-suite, complete with double shower, vanity sink unit, W/C, and stainless steel heated towel rail.

Both the master and third bedrooms have been upgraded with built-in mirrored wardrobes, offering ample storage space. The family bathroom is fitted with a stylish P-shaped bath with shower over, vanity sink, W/C, and a heated towel rail.

Externally, the property enjoys a generous westerly-facing rear garden—a rare find within the development—featuring a lawn, patio path leading to a rear terrace, and gated access to the

garage, which is conveniently located under a coach house. To the front, there is an additional driveway parking space and a further gate to the rear garden.

This exceptional home combines modern family living with traditional design, all within one of Cornwall's most exciting and thoughtfully planned communities. Early viewing is highly recommended.

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ADDITIONAL INFO

Tenure: Freehold, Leasehold Garage

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: Driveway Parking & Garage

Heating and hot water: Gas Central Heating for both

Accessibility: Small step to front door

Mining: Standard searches include a Mining Search.

Estate Management Fee: £270 per annum

FLOORPLAN & DIMENSIONS

Entrance Hallway

7' 6" x 6' 4" (2.28m x 1.93m)

Ground Floor WC

4' 4" x 5' 9" (1.32m x 1.75m)

Living Room

11' 3" x 19' 7" (3.43m x 5.96m)

Kitchen/Diner

10' 11" x 19' 8" (3.32m x 5.99m)

Utility Room

7' 8" x 7' 0" (2.34m x 2.13m)

First Floor Landing

6' 5" x 13' 7" (1.95m x 4.14m)

Bedroom 1

11' 0" x 12' 2" (3.35m x 3.71m)

Ensuite

11' 0" x 7' 1" (3.35m x 2.16m)

Bedroom 2

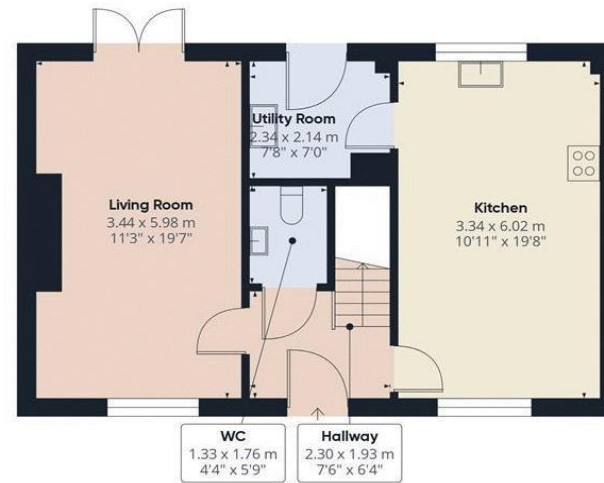
12' 5" x 9' 8" (3.78m x 2.94m)

Bedroom 3

10' 0" x 9' 7" (3.05m x 2.92m)

Bathroom

8' 9" x 5' 7" (2.66m x 1.70m)



Floor 0



Floor 1

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