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1 Garth Kosti Wartha, off Bownder Kosti Woles, Newquay TR8 4RN

£450,000

AN EXCEPTIONAL EXAMPLE OF A THREE DOUBLE BEDROOM DETACHED FAMILY HOME AT NANSLEDAN TUCKED AWAY IN A COURTYARD OF JUST 3 OTHER PROPERTIES WITH ALLOCATED PARKING FOR 2 CARS AND A GARAGE.

PROPERTY TYPE: House - Detached

RECEPTIONS: 2 / BEDROOMS: 3 / BATHROOMS: 2

FEATURES:

- CG FRY THREE DOUBLE BEDROOM DETACHED FAMILY HOME
- TUCKED AWAY COURTYARD OF JUST 2 PROPERTIES
- UTILITY ROOM
- £6000 OF UPGRADES
- ATTRACTIVE DOUBLE FRONTED PROPERTY
- GARAGE AND TWO PARKING SPACES
- EN SUITE BEDROOM
- HIGHLY DESIRABLE DUCHY ESTATE

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DESCRIPTION:

The Duchy development of Nansledan is a highly desirable estate on the edge of Newquay. It boasts a mixture of pastel coloured houses and flats, a 'land mark' Primary School and a range of inviting shops and cafes creating a real community feel.

More and more local businesses are re-locating to Nansledan which will evolve into a community of over 4000 homes with a high street, church and urban farm. Newquay Town is only a couple of miles away with many beautiful beaches and stretches of stunning coastline to enjoy.

This very attractive C G Fry home enjoys a quiet tucked away location in a courtyard with just 2 other properties. It was built in 2020 and retains a 10 year NHBC Guarantee. The finish and quality is superb with a mixture of carpets and tiled floors.

An entrance hallway with stairs to the first floor gives access to the kitchen diner and the lounge. Within the hallway is a useful cloakroom.

On one side, the kitchen diner has a real feel of luxury with a huge range of grey, shaker style, British-made Ellis units. Within the kitchen there is an integrated dishwasher, fridge freezer, double oven and 5 burner gas hob.

The worktops have been upgraded to 'Ammonite diamond white' tops. Within the kitchen there is ample space for a family size dining table and access to the utility room where there is space and plumbing for a washing machine and a tumble dryer. The upgraded worktops carry through to the utility room and there is a door from here to the rear garden.

On the other side of the property the lounge is triple aspect with an abundance of natural light and an attractive gas fire. There are French doors from the lounge to the rear garden.

Off from the first floor landing are 3 generous double bedrooms. The master bedroom has a particularly spacious en suite shower room and the family bathroom boasts a full bath suite with high quality stylish tiling by Porcelanosa.

There is plenty of storage within this property including a large cupboard in the utility room and one off the first floor landing. Throughout this property there is gas central heating powered by a combination boiler.

Externally, the garden at the rear which is freshly turfed is enclosed and private enjoying a westerly aspect with a patio off from the lounge and kitchen. There is a single garage with light, power and wiring for an electric car charge point and allocated parking for 2 cars.

In summary, this is a truly exceptional and spacious family home in a highly desirable location.

Hallway
2.59m x 2.16m (8'6 x 7'1)

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Cloakroom

1.68m x 1.30m (5'6 x 4'3)

Lounge

5.94m x 3.4m (19'5" x 11'1")

Kitchen Diner

5.95m x 3.35m (19'6" x 10'11")

Utility Room

2.31m x 2.13m (7'6" x 6'11")

Bedroom 1

3.7 x 3.35m excl wardrobe recess (12'1" x 10'11" excl wardrobe recess)

En Suite

2.72m x 2.13m (8'11 x 7'0)

Bedroom 2

3.76m x 2.92m (12'4" x 9'6")

Bedroom 3

3.10m x 2.92m excl door recess (10'2" x 9'6" excl door recess)

Bathroom

2.62m x 1.68m (8'7 x 5'6)

Garage

5.87m x 2.90m (19'3 x 9'6)

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FLOORPLAN:



First Floor



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	94	
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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