

"Estate Agency is evolving...evolve with us"



## 25 Stret Euther Penndragon, Newquay TR8 4FB

**£460,000**

A GORGEOUS FOUR DOUBLE BEDROOM 'SANDRINGHAM' FAMILY HOME WITH A CONVERTED DOUBLE GARAGE AND LARGE, FLAT, SOUTHERLY FACING GARDEN, LOCATED IN THE HIGHLY SOUGHT AFTER DUCHY OF CORNWALL NANSLEDAN DEVELOPMENT IN A VERY CONVENIENT POSITION, CLOSE TO THE LOCAL SHOPS AND CAFES.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / BEDROOMS: 4 / BATHROOMS: 3

### FEATURES:

- FOUR DOUBLE BEDROOM SANDRINGHAM FAMILY HOME
- FLAT, SOUTHERLY FACING GARDEN
- DOUBLE GARAGE CONVERTED INTO A 'MAN CAVE'
- HIGHLY DESIRABLE DUCHY OF CORNWALL DEVELOPMENT
- NO ONWARD CHAIN
- ALL MAINS SERVICES
- EXTENDED KITCHEN DINER
- MANY DUAL ASPECT ROOMS
- 10 SOLAR PANELS WITH A 5KW BATTERY

01637 877754

[info@momovenewquay.co.uk](mailto:info@momovenewquay.co.uk)

"Estate Agency is evolving...evolve with us"



## DESCRIPTION:

Welcome to Nansledan! The jewel in Newquay's crown! Just a short distance from the bohemian town centre, The Duchy Estate of Nansledan is set to become a thriving town of 4000 homes with a buzzing high street full of local shops and cafes with something to suit every taste!

With a well respected Primary School and plenty of green space, Nansledan is the ideal location for families, only two miles away from Newquay which offers a vibrant range of shops, cafes and bars. Some of the most beautiful surfing beaches and coastline in north Cornwall can be found here. On the eastern edge of Nansledan, Trewolek Meadow occupies a large area of farmland locally known as the SANG which provides a haven for wildlife and a beautiful spot to keep tails wagging and children happy!

Some of the most beautiful surfing beaches and coastline in north Cornwall can be found here. On the eastern edge of the development Trewolek Meadow occupies a large area of farmland locally known as the SANG which provides a haven for wildlife and a beautiful spot to keep tails wagging and children happy!

This gorgeous 'Sandringham' is positioned on 'Stret Euther Penndragon' which is a very conveniently positioned street, close to the shops, close to the green and just a couple of minutes walk to the cafes. Internally, the property is finished to a flawlessly high standard with accommodation over three floors, a southerly facing garden and a double garage that has been converted into a 'man cave'!

A bright and welcoming hallway with a useful cloakroom, storage cupboard and stairs to the first floor guides you into this property. On the right, the dual aspect lounge is a gorgeous family room with a real feel of luxury and patio doors giving access to the rear garden. This space is filled with natural light and has ample space for plenty of furniture. On the other side, the kitchen diner, which is also dual aspect has a good range of grey gloss units with a fully integrated appliance pack. A breakfast bar sits at one end this room providing a great spot for a coffee or breakfast on the go! The current owners also built an extension creating a proper dining space which is flooded with natural light with doors opening into the garden. The entire ground floor is very family friendly with direct access to the garden from both the kitchen and lounge, ideal for family gatherings and summer BBQs.

Two of the double bedrooms can be found on the first floor, the main bedroom is huge and dual aspect with the benefit of a beautifully tiled en suite shower room. The other first floor bedroom is a generous double with a window overlooking the garden. As well as the en suite shower room, there's a family bathroom which has a bath with a shower over and an airing cupboard. with the Mega Flo water cylinder.

From the second floor landing, there is access to two further front aspect double bedrooms and an immaculately tiled shower room. The bedrooms are all a great size and are beautifully decorated and carpeted. This property has gas central heating and wooden double glazed windows. At Nansledan, there is a freehold management charge of around £285.00 per year. This property also has the valuable addition of 10 solar panels with a 5Kw battery.

The garden at the rear is a great size and is southerly facing. It's completely enclosed, perfect for summer entertaining and big enough for children to play with a football, bounce on a trampoline or run around with their friends. There's also parking for three cars and a double garage which has been converted into the ultimate 'Man Cave'! It has been fully insulated with full electrics and lighting. The loft area has also been fully boarded. This is an incredibly versatile space, ideal as a work from home area, a studio, a teenager's den or simply as it is currently, a 'Man Cave'! There is an area on the other side of the garage ideal for the storage of bikes, surfboards etc.

In summary, this exceptionally large property would suit the family market looking for a 'turn key' property located in one of Newquay's most desirable new hot spots!

### Kitchen Diner

5.64m x 2.82m (18'6" x 9'3")

### Lounge

5.59m x 3.12m (18'4" x 10'3")

01637 877754

info@momovenewquay.co.uk

"Estate Agency is evolving...evolve with us"



Dining Room Extension  
3.38m x 2.54m (11'1 x 8'4)

Bedroom 1  
5.61m x 2.79m (18'5 x 9'2)

En Suite  
1.98m x 1.91m (6'6 x 6'3)

Bedroom 2  
3.51m x 2.84m (11'6 x 9'4)

Bathroom  
2.49m x 2.01m (8'2 x 6'7)

Bedroom 3  
4.17m x 3.12m (13'8 x 10'3)

Bedroom 4  
4.14m x 2.62m (13'7 x 8'7)

Shower Room  
1.57m x 1.42m (5'2 x 4'8)

Double Garage  
5.41m x 5.33m (17'9 x 17'6)

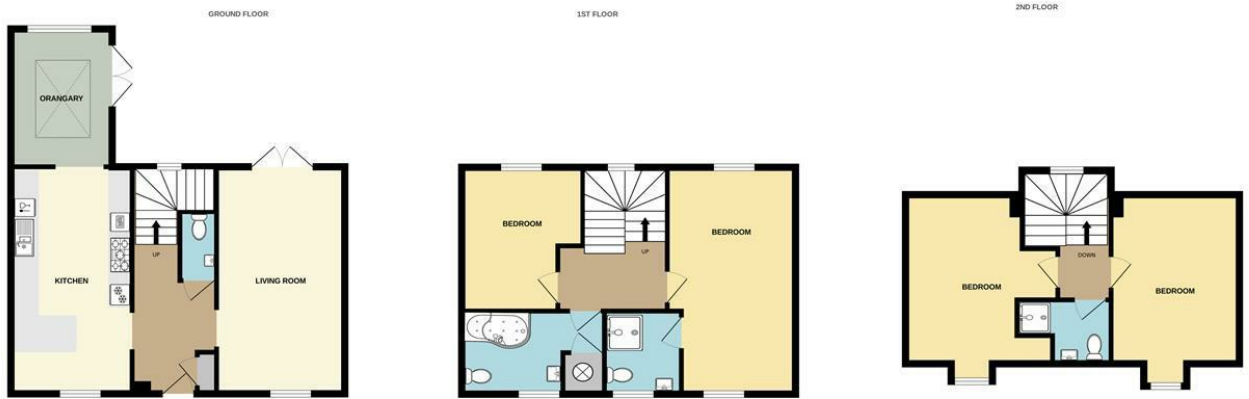
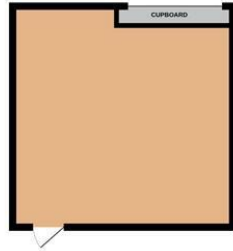
01637 877754

info@momovenewquay.co.uk



"Estate Agency is evolving...evolve with us"

FLOORPLAN:



Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>	84	93
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92-100) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.