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## 7 Stret Lugan, Newquay TR8 4FG

**£490,000**

AN EXCEPTIONALLY WELL PRESENTED FOUR DOUBLE BEDROOM "HIGHGROVE" FAMILY HOME WITH AN INTEGRAL DOUBLE GARAGE AND GORGEOUS LANDSCAPED GARDEN, LOCATED IN THE HIGHLY SOUGHT AFTER DUCHY OF CORNWALL NANSLEDAN DEVELOPMENT IN A VERY CONVENIENT POSITION.

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / BEDROOMS: 4 / BATHROOMS: 3

### FEATURES:

- BEAUTIFUL FOUR BEDROOM 'HIGHGROVE' HOUSE
- LARGER THAN AVERAGE, FULLY LANDSCAPED GARDEN
- DOUBLE GARAGE
- DUCHY OF CORNWALL DEVELOPMENT - JUST TEN MINUTES DRIVE FROM NEWQUAY TOWN CENTRE
- GENEROUS LIVING ACCOMMODATION
- FLAWLESSLY PRESENTED
- NO ONWARD CHAIN
- ALL MAINS SERVICES
- MULTI FUEL BURNER
- HARD WIRED INTERNET IN EACH ROOM

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## DESCRIPTION:

Welcome to Seven Stret Lugan, an exceptional 'Highgrove style' detached four bedroom family home located right in the heart of Nansledan, just a ten minute drive from Newquay.

Nansledan is 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!

A smart, inviting hallway with stairs to the first floor and a useful cloakroom guides you into this family home. On the right, the dual aspect lounge has a window to the side and front with the added luxury of a multi fuel burner. This room really does have the wow factor, ideal for even the largest of families to relax in front of a film.

On the other side, the dual aspect kitchen diner is equally as impressive with a gorgeous range of gloss units with space for all of the appliances and storage you could wish for including an integrated dishwasher, a fridge freezer, and a Range style oven. A breakfast bar loosely divides this space and provides a casual spot for a morning coffee or breakfast on the go. At the rear of the kitchen, you will find a utility room with space and plumbing for a washing machine and tumble dryer with access to the rear garden.

All four bedrooms can be found on the first floor. Two at the front and two at the rear overlooking the garden. The main bedroom has a gorgeous ensuite shower room and the family bathroom has a double shower. As you would expect both the ensuite and bathroom are presented to a superb standard, both with the advantage of a window and natural light. Also on the first floor is a useful cupboard housing the water tank.

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.

Externally, at the rear, you will find a double garage, unrestricted parking is available on the road outside the garage and outside the house. The larger than average garden has been lovingly cared for and beautifully landscaped. There's a large patio, ideal for family BBQs and a lawned area big enough for children to play.

In summary, this is a rare and exclusive style of property. With contemporary decor, an immaculate finish and a stunning garden, you will be proud to drive home to this property at the end of the day.

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

Cloakroom  
1.91m x 1.91m (6'3 x 6'3)

Kitchen Diner  
6.93m x 3.20m (22'9 x 10'6)

Lounge  
6.91m x 3.23m (22'8 x 10'7)

Utility  
2.62m x 1.91m (8'7 x 6'3)

Bedroom 1  
4.09m x 3.35m (13'5 x 11'0)

En Suite  
2.03m x 1.93m (6'8 x 6'4)

Bedroom 2  
3.73m x 3.25m (12'3 x 10'8)

Bedroom 3  
3.25m x 2.74m (10'8 x 9'0)

Bedroom 4  
3.18m x 2.77m (10'5 x 9'1)

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

Double Garage  
5.87m x 5.84m (19'3 x 19'2)

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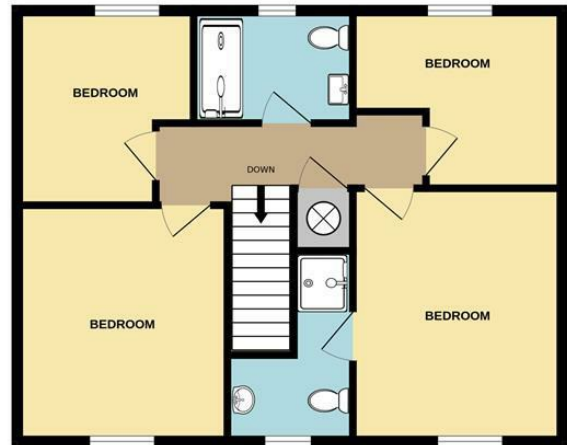
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FLOORPLAN:

GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		82	91
(92-101) A			
(81-91) B			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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