

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



9 Stret Kosti Veur Woles, Newquay TR8 4GU

£510,000

A EXCEPTIONAL FOUR/FIVE BEDROOM DETACHED FAMILY HOME PRESENTED TO THE HIGHEST STANDARD WITH A GORGEOUS SOUTHERLY FACING GARDEN AND A GARAGE LOCATED IN A CONVENIENT PART OF NANSLEDAN WITH EASY ACCESS TO THE BRILLIANT RANGE OF SHOPS AND CAFES.

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / BEDROOMS: 5 / BATHROOMS: 4

FEATURES:

- FOUR/FIVE BEDROOM THREE STOREY FAMILY HOME
- SOUTHERLY FACING GARDEN
- GARAGE AND DRIVEWAY PARKING
- TWO EN SUITE BEDROOMS
- LOG BURNER IN THE LIVING ROOM
- PRESENTED TO A FLAWLESS STANDARD THROUGHOUT
- EV CHARGE POINT
- HIGHLY DESIRABLE DUCHY OF CORNWALL ESTATE
- ALL MAINS SERVICES

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DESCRIPTION:

Welcome to Number Nine Stret Kosti Veur Woles, an impressive detached four/five bedroom family home built in 2019, 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 French doors to the rear and a window to the front allowing for an abundance of natural light with the added luxury of a log burner. The kitchen diner on the other side also has doors to the rear and offers ample space for cooking, dining, relaxing and entertaining with a good range of cream shaker units with an integrated dish washer, electric oven and gas hob with space for a fridge freezer. The current owners have created a snug area within the kitchen to encourage connection and family time with a dining table arranged in the living area.

Three of the bedrooms can be found on the first floor; there's two at the front and the main bedroom with an ensuite shower room to the rear. The other two bedrooms are served by a family bathroom, presented to a superb standard with a bath and shower over and the ensuite has a double shower.

The remaining two bedrooms can be found on the second floor. This floor offers flexibility, ideal as a work from home area or as a bedroom with dressing room, complimented by a further en suite with double shower.

This property has gas central heating powered by a combination boiler located in the kitchen. The windows are wooden double glazed.

Externally, there's driveway parking and access to the single garage at the rear. The garden has been beautifully landscaped and lovingly cared for by the current owners and has the added advantage of a southerly vista ensuring you can enjoy the sun all day. There's a lawned area, a patio and a built up decked area ideal for family gatherings and BBQs with ample space for children to play.

In summary, this exceptional home offers space, flexibility and a superb standard of accommodation. It really is presented to the highest standard, ideal for modern family life!

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Kitchen Diner
5.92m x 2.64m (19'5 x 8'8)

Lounge
6.86m x 2.95m (22'6 x 9'8)

Main Bedroom 1st floor
4.14m x 2.64m (13'7 x 8'8)

En Suite
1.65m x 1.57m (5'5 x 5'2)

Bedroom 1st floor
3.81m x 2.97m (12'6 x 9'9)

Bedroom 1st floor
2.95m x 2.90m (9'8 x 9'6)

Bathroom 1st floor
2.31m x 1.65m (7'7 x 5'5)

Bedroom 2nd floor
4.67m x 2.97m (15'4 x 9'9)

Dressing Room/Bedroom 5
3.20m x 2.64m (10'6 x 8'8)

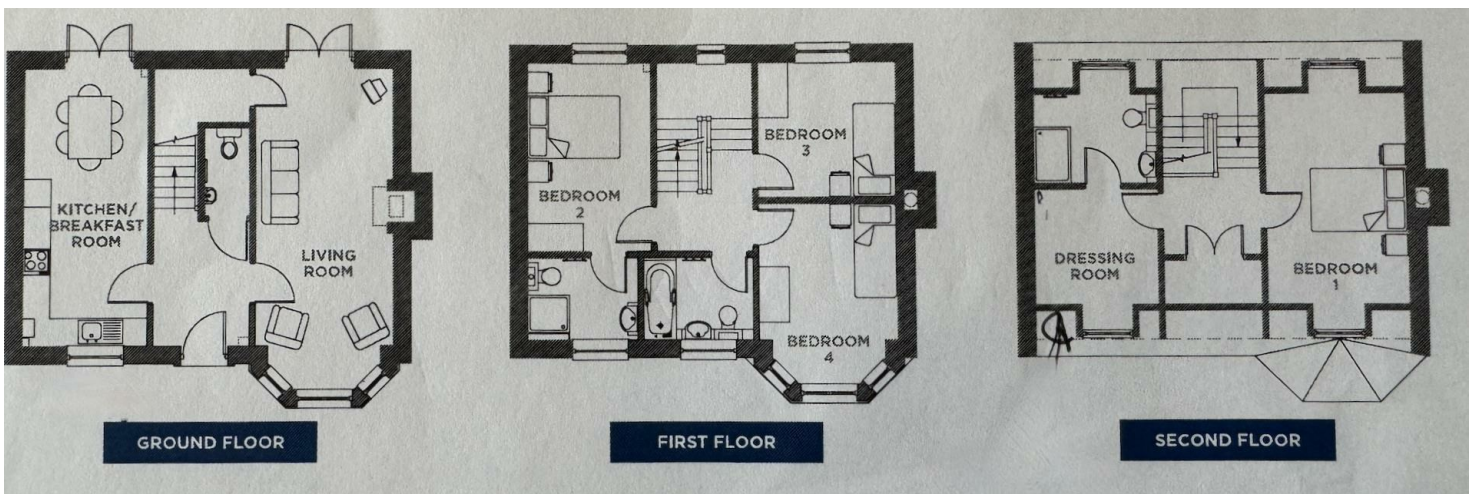
En Suite
2.62m x 2.49m (8'7 x 8'2)

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FLOORPLAN:



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
	84	93
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(02-10) A		
(11-20) B		
(21-30) C		
(31-40) D		
(41-50) E		
(51-60) F		
(61-70) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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