

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



## 8 Stret Kosti Veur Woles, Nansledan TR8 4GU

**£475,000**

A STYLISH FOUR BEDROOM DETACHED MORRISH FAMILY HOME PRESENTED TO A FLAWLESS STANDARD WITH A BEAUTIFULLY LANDSCAPED GARDEN AND A DOUBLE GARAGE LOCATED IN ONE OF THE MOST POPULAR AND CONVENIENT PARTS OF NANSLEDAN WITH EASY ACCESS TO THE BRILLIANT RANGE OF SHOPS AND CAFES.

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / BEDROOMS: 4 / BATHROOMS: 4

### FEATURES:

- DETACHED FOUR BEDROOM FAMILY HOME
- BEAUTIFULLY LANDSCAPED GARDEN
- DOUBLE GARAGE
- 8 YEARS REMAINING ON NHBC GUARANTEE
- HIGHLY DESIRABLE MORRISH FAMILY HOME
- THREE STOREY ACCOMMODATION WITH MANY DUAL ASPECT ROOMS
- UPGRADED QUARTZ WORK TOPS
- TWO EN SUITE BEDROOMS
- ALL MAINS SERVICES

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## DESCRIPTION:

Welcome to Eight Stret Kosti Veur Woles, an attractive Georgian style four bedroom detached family home located in a brilliant location close many shops and amenities.

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 bright, inviting hallway with stairs to the first floor and a useful shower room guides you into this family home. On the right, the kitchen diner is dual aspect with doors to the rear and offers ample space for cooking, dining, relaxing and entertaining with a generous range of grey shaker units with a fully integrated appliance pack and additional space for a tumble dryer/wine fridge. The current owners upgraded the work tops to quartz adding a real feel of luxury. Also on the ground floor you will find the fourth bedroom with a window to the rear. This area would lend itself well to someone requiring a ground floor bedroom and shower facilities.

The living room which is dual aspect can be found on the first floor. It's a great size with a huge amount of natural light. On the first floor, there's also a double bedroom with a window to the rear and an immaculately presented en suite shower room.

The remaining two bedrooms, (one with an en suite shower room) can be found on the second floor with a spacious family bathroom featuring a bath with a shower attachment. The landing areas on both floors are exceptionally spacious with plenty of additional space for furniture and storage.

This property was built in 2022 and is presented to a flawless standard with high quality carpets and floor coverings. The shutters are included in the sale.

There's gas central heating throughout powered by a combination boiler located within a cupboard on the second floor. The windows are wooden double glazed.

Externally, there's access to the double garage via the garden. The garden has been lovingly cared for by the current owners who have planted an array of shrubs, and flowers along with a mini orchard! There's a great size lawn and a patio off from the kitchen diner.

In summary, this brilliant home offers space, flexibility and accommodation presented to a superb standard...located in one of the most convenient spots at Nansledan.

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Hallway  
4.50m x 2.29m (14'9 x 7'6)

Shower Room  
1.93m x 1.70m (6'4 x 5'7)

Kitchen Diner  
6.78m x 3.38m (22'3 x 11'1)

Bedroom 4/Study  
3.15m x 2.26m (10'4 x 7'5)

Lounge  
5.00m x 3.40m (16'5 x 11'2)

Bedroom 1  
4.14m x 3.12m (13'7 x 10'3)

En Suite  
2.92m x 1.68m (9'7 x 5'6)

Bedroom 2  
3.81m x 2.97m (12'6 x 9'9)

En Suite  
1.52m x 1.22m (5'0 x 4'0)

Bedroom 3  
3.58m x 2.97m (11'9 x 9'9)

Bathroom  
2.46m x 2.26m (8'1 x 7'5)

Double Garage  
5.99m x 5.82m (19'8 x 19'1)

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FLOORPLAN:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>	85	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	

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