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**31 Stret Lugan, Newquay TR8 4FG**

**£315,000**

A 'LEVANT' STYLE THREE BEDROOM FAMILY HOME WITH A GARAGE, ALLOCATED PARKING AND A PRETTY, ENCLOSED SUNNY GARDEN. THIS PROPERTY OFFERS A SUPERB AND IMMACULATE STANDARD OF ACCOMMODATION AND IS LOCATED ON THE HIGHLY DESIRABLE DUCHY OF CORNWALL DEVELOPMENT OF NANSLEDAN.

PROPERTY TYPE: House - Terraced

RECEPTIONS: 1 / BEDROOMS: 3 / BATHROOMS: 2

**FEATURES:**

- MID TERRACED 'LEVANT' THREE BEDROOM FAMILY HOME
- BUILT IN 2023 WITH THE REMAINDER OF THE TEN YEAR NHBC WARRANTY
- PRESENTED TO A FLAWLESS STANDARD
- GAS CH AND WOODEN DBL GL
- HIGHLY DESIRABLE DUCHY OF CORNWALL DEVELOPMENT
- NEAT, WELL CARED FOR GARDEN
- GARAGE AND PARKING

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#### 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!

This property is well positioned with the prestigious development of Nansledan with easy access to the main town of Newquay and the nearby beaches. It has been lovingly cared for by the current owners from new and is very well presented inside and out.

The front door guides you into a bright, welcoming hallway with stairs to the first floor. Off the hallway to the right, you will find the lounge which has a window to the front and access to the kitchen at the rear, a great family space with ample room for relaxing after a long day.

At the rear, the kitchen diner which has a window over looking the garden boasts a good range of modern shaker style units with an integrated dishwasher, fridge freezer, electric oven and gas hob. There's also a useful utility area with space and plumbing for a washing machine and some additional cupboards and a useful cloakroom.

All three bedrooms can be found on the first floor. They are all immaculately presented with modern, neutral decor and carpets. Also, on the first floor, the bathroom is pristine with attractive tiling and a bath with a shower over.

This home which was built in 2023 retains the remainder of the NHBC guarantee. It has gas central heating powered by a combination boiler found in the utility and wooden windows. The freehold management charge at Nansledan is around £250.00 per year.

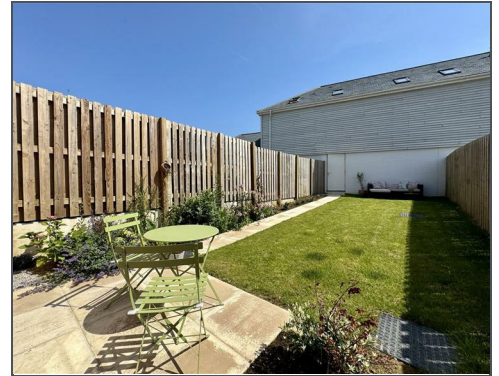
Externally, the garden is neat, enclosed and well established with a lawned area and some pretty planted borders. There's access from the rear garden into the garage and there's parking in front of the garage at the rear.

In summary, this is an immaculate example of a three bedroom family home in a great location within Nansledan.

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Hallway  
1.91m x 1.70m (6'3 x 5'7)

Lounge  
4.14m x 3.73m (13'7 x 12'3)

Kitchen Diner  
3.38m x 3.20m (11'1 x 10'6)

Utility  
1.57m x 1.27m (5'2 x 4'2)

Cloakroom  
1.52m x 1.27m (5'0 x 4'2)

Bedroom 1  
4.04m x 2.77m (13'3 x 9'1)

Bedroom 2  
3.25m x 2.24m (10'8 x 7'4)

Bedroom 3  
2.44m x 2.21m (8'0 x 7'3)

Bathroom  
2.01m x 1.88m (6'7 x 6'2)

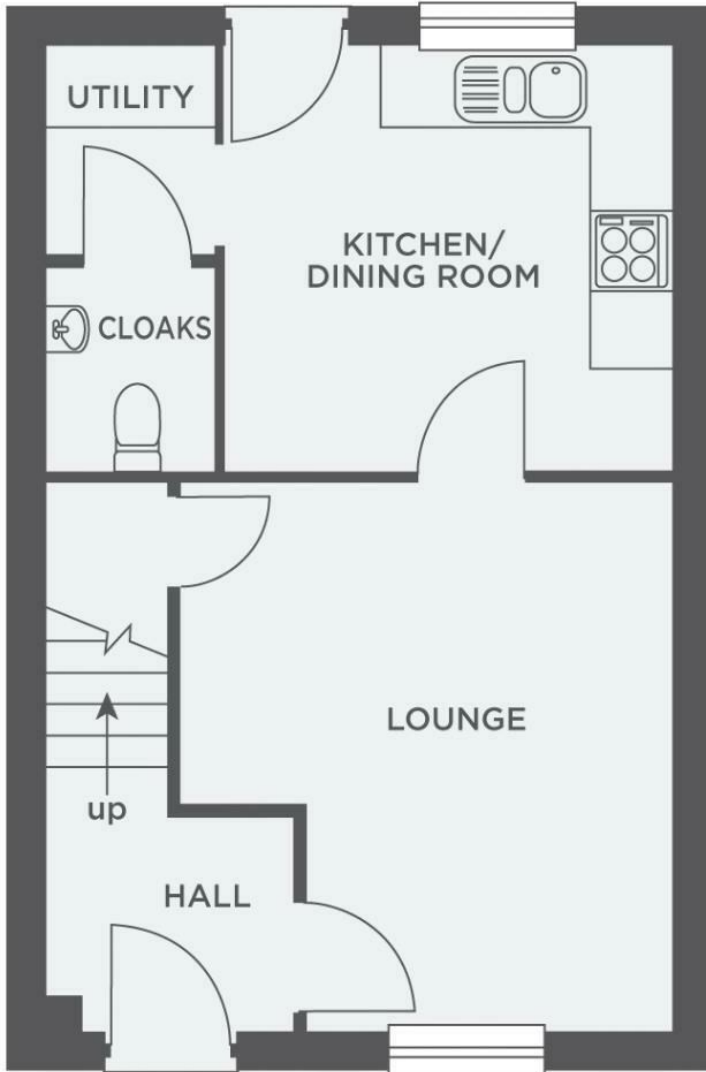
Garage  
5.49m x 2.87m (18'0 x 9'5)

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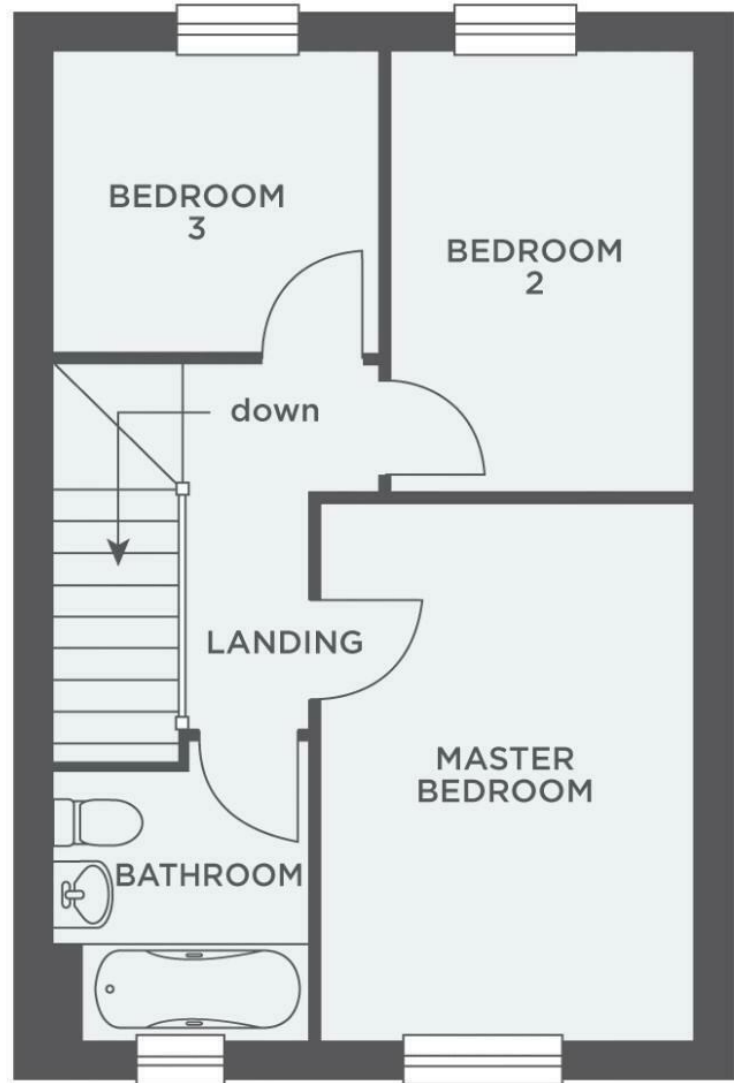
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FLOORPLAN:



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>	84	97
(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	(02-01) <b>A</b>		
(11-01) <b>B</b>			
(09-01) <b>C</b>			
(15-03) <b>D</b>			
(30-54) <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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