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38 Stret Kosti Wartha, Newquay TR8 4SX

£525,000

A TRULY EXCEPTIONAL FIVE BEDROOM EXTENDED C G FRY FAMILY HOME POSITIONED IN A QUIET TUCKED PART OF NANSLEDAN YET WITHIN EASY REACH OF THE DELIGHTFUL SHOPS AND CAFES ON OFFER. THIS PROPERTY SITS ON A LARGER THAN AVERAGE PLOT WITH A PRIVATE, ENCLOSED GARDEN, A GARAGE AND PARKING.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 2 / BEDROOMS: 5 / BATHROOMS: 4

FEATURES:

- EXTENDED FIVE BEDROOM C G FRY PROPERTY
- MANY UPGRADES AND LUXURY ADDITIONS
- LARGE CORNER PLOT WITH A PRIVATE, SUNNY GARDEN
- GARAGE AND ALLOCATED PARKING
- ALL MAINS SERVICES
- SHUTTERS AND BLINDS INCLUDED
- HIGHLY DESIRABLE DUCHY OF CORNWALL DEVELOPMENT
- QUIET, TUCKED AWAY LOCATION

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DESCRIPTION:

Welcome to Number Thirty Eight Stret Kosti Wartha, an impressive and extended semi detached four/five bedroom C G Fry family home built in 2021, 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!

This truly is one of the finest examples of this style of home we have seen at Nansledan with countless upgrades and a gorgeous extension, a larger than average and very private garden and enough space for a large family to enjoy.

A welcoming hallway with a high-end luxury tiled floor guides you into the family home where you will find a useful cloakroom on the right and the main living room on the left. The living room has a window to the front and is a great size with enough space for the whole family to relax at the end of the day. Towards the rear, the kitchen diner is particularly impressive with a continuation of the tiled floor and a huge array of grey shaker style cupboards with a fully integrated appliance pack. The work tops have been upgraded to granite adding to the quality feel of this home. Off from the kitchen, with access to the garden, you will find the sun room extension, a fabulous addition with velux windows allowing for an abundance of natural light. This space is ideal for teenagers looking for their own space or perhaps when the whole family don't agree on the film choice! There's a fitted projector and speakers available by separate negotiation.

Three of the double bedrooms can be found on the first floor. there's two at the rear and one at the front. The largest of the three has a beautifully tiled en suite shower room and the equally well presented family bathroom complete with a 'P' style bath serves the other two bedrooms. A further flight of stairs guides you up to the second floor where you will find the main bedroom and an additional smaller bedroom kitted out with a large array of built in storage. This floor offers flexibility, ideal for working 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, the rear garden is private, sheltered and a generous size with a shed, a patio area and a good size lawn. There's direct access from the garden to the single garage which has some useful storage above and there's allocated parking at the rear.

In summary, this outstanding C G Fry home offers space, flexibility and a flawless standard of accommodation. The extension will appeal to families with older children and the garden is a real selling point!

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Hallway
4.78m x 1.35m (15'8 x 4'5)

Lounge
4.75m x 3.48m (15'7 x 11'5)

Kitchen Diner
5.92m x 3.56m (19'5 x 11'8)

Sun Room
4.78m x 3.35m (15'8 x 11'0)

Bedroom
3.18m x 2.90m (10'5 x 9'6)

Bedroom
3.15m x 2.92m (10'4 x 9'7)

Bedroom
3.45m x 3.23m (11'4 x 10'7)

En Suite
1.88m x 1.83m (6'2 x 6'0)

Bathroom
2.21m x 2.06m (7'3 x 6'9)

Main Bedroom
4.78m x 4.57m (15'8 x 15'0)

Bedroom/Dressing Room
2.59m x 2.51m (8'6 x 8'3)

En Suite
2.64m x 2.59m (8'8 x 8'6)

Garage
5.97m x 2.92m (19'7 x 9'7)

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FLOORPLAN:



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs	86	94
(92-91) 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 ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-91) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	

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