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13 Stret Kosti Veur Woless, Nansledan TR8 4GU

£435,000

A THREE STOREY FOUR BEDROOM SEMI-DETACHED MORRISH FAMILY HOME PRESENTED TO A GREAT STANDARD WITH A BEAUTIFULLY LANDSCAPED SOUTHERLY FACING GARDEN A SINGLE GARAGE AND PARKING 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 - Semi-Detached

RECEPTIONS: 1 / BEDROOMS: 4 / BATHROOMS: 3

FEATURES:

- FOUR BEDROOM, THREE STOREY MORRISH FAMILY HOME
- SOUTHERLY FACING 'SUN-TRAP' GARDEN
- GARAGE AND DRIVEWAY PARKING
- SPACIOUS, FAMILY FRIENDLY ACCOMMODATION
- WELL LOCATED WITHIN THE ESTATE, JUST A FEW STEPS FROM SHIVA
- REMAINDER OF NHBC WARRANTY
- HIGHLY DESIRABLE, FAMILY FRIENDLY DUCHY OF CORNWALL ESTATE
- ALL MAINS SERVICES

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DESCRIPTION:

Welcome to Number Thirteen Stret Kosti Veur Woles, an attractive Georgian style four bedroom semi 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!

This three storey, four bedroom family home is conveniently located close to the highly desirable array of shops and cafes, just a few steps to Shiva and their super popular Pilates studio.

An inviting hallway with stairs to the first floor guides you into this family home. Within the hallway, there is a useful cloakroom and a door to the living room which has a window to the front. The lounge is decorated in warm, modern tones with family friendly laminate flooring.

At the rear, the kitchen diner has a generous range of modern, gloss units with a fully integrated appliance pack including an electric oven and gas hob. Within the kitchen, there is ample space for a dining table and French doors opening into the fully enclosed south facing garden, perfect for young children to play safely whilst keeping an eye on them from the kitchen!

On the first floor, you will find two double bedrooms and a bathroom which is beautifully tiled. From the first floor, a 2nd staircase guides you up to the top floor which has a further double bedroom, a dressing room which could be used as a single bedroom or study and a shower room.

Throughout this property, there is gas central heating powered by a combination boiler located in the kitchen and wooden double glazed windows. It was built in 2019 and retains the remainder of the NHBC guarantee. There is a yearly freehold management fee of around £250.00.

The garden of this property really is a highlight! It's southerly facing, completely enclosed and is a real sun trap! From the garden, there's access to the garage and there's allocated parking at the side.

To summarise, this property offers plenty of space for modern family living, a superb location within the estate and a 'sun trap' garden to be enjoyed by the whole family!

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Lounge
4.11m x 3.58m (13'6 x 11'9)

Kitchen Diner
5.84m x 2.82m (19'2 x 9'3)

Bedroom 1
4.11m x 3.58m (13'6 x 11'9)

Bedroom 2
2.90m x 2.87m (9'6 x 9'5)

Bathroom
2.82m x 1.65m (9'3 x 5'5)

Bedroom 3
4.78m x 3.23m (15'8 x 10'7)

En Suite
2.46m x 1.70m (8'1 x 5'7)

Bedroom 4
3.23m x 2.69m (10'7 x 8'10)

Garage
6.02m x 3.07m (19'9 x 10'1)

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FLOORPLAN:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A	84	94
(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	(92-100) 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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