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3 Stret Kosti Veur Woles, Newquay TR8 4GU

£395,000

A PARTICULARLY SPACIOUS THREE STOREY, THREE DOUBLE BEDROOM FAMILY HOME LOCATED IN THE HIGHLY SOUGHT AFTER DUCHY OF CORNWALL NANSLEDAN DEVELOPMENT WITH A VERY WELL ESTABLISHED AND PRIVATE SOUTHERLY FACING GARDEN, DRIVEWAY PARKING AND A GARAGE LOCATED IN A CONVENIENT PART OF NANSLEDAN OFFERING EASY ACCESS IN AND OUT OF THE ESTATE.

PROPERTY TYPE: House - Mid Terrace

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 3

FEATURES:

- GORGEOUS THREE DOUBLE BEDROOM FAMILY HOME
- WELL ESTABLISHED, PRIVATE SOUTHERLY FACING GARDEN
- GARAGE AND DRIVEWAY PARKING
- PRESENTED TO A SUPERB STANDARD
- WELL LOCATED ON THE EDGE OF THE ESTATE
- NO ONWARD CHAIN
- REMAINDER OF NHBC WARRANTY

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DESCRIPTION:

Welcome to Number Three Stret Kosti Veur Woles... built in 2018 a brilliant and exceptionally spacious three double bedroom family home located in a brilliant spot close to many shops and amenities with easy access in and out of Nansledan.

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!

This brilliant family home offers spacious, flexible accommodation over three floors. It has been lovingly cared for by the current owners with modern fresh decor and floor coverings throughout.

An entrance hallway with an under-stairs cupboard, cloakroom and stairs to the first floor guides you into this property. At the front, with a gorgeous bay window and the luxury of an electric fire the lounge is a great size, perfect for the whole family to snuggle down and watch a film. The kitchen diner at the rear is almost 20 foot long and offers a generous range of contemporary gloss units with a fully integrated appliance pack. There's ample space for cooking, dining and relaxing and with the French doors open, the garden really is just an extension of this social area.

On the first floor, you will find two generous double bedrooms and a family bathroom which is fresh and immaculately presented with the benefit of a bath with a shower over. The bedroom at the front has a bay window with ample space for plenty of furniture.

From the spacious landing, there are stairs to the second floor where you will find a huge bedroom and ensuite. This bedroom is dual aspect and has ample space for wardrobes.. As you would expect, the en suite is pristine with a shower cubicle.

Externally, this property has a gorgeous 'sun trap' southerly facing rear garden that has been lovingly cared for by the current owners with a patio area and a lawn with some mature plants and shrubs...perfect for summer BBQs or simply relaxing in the sunshine. From the garden, there's access to the garage which has power with driveway parking in front of the garage.

In summary, this gorgeous property is presented to a flawless standard inside and out with particularly spacious accommodation and the luxury of a southerly facing garden and is offered with no onward chain.

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Hallway
4.57m x 2.24m (15'0 x 7'4)

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Kitchen Diner
5.84m x 2.46m (19'2 x 8'1)

.

Lounge
5.21m x 3.66m (17'1 x 12'0)

.

Cloakroom
2.01m x 0.74m (6'7 x 2'5)

.

Bedroom 2
5.26m x 3.68m (17'3 x 12'1)

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Bedroom 3
3.18m x 2.90m (10'5 x 9'6)

.

Bathroom
2.84m x 1.68m (9'4 x 5'6)

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Bedroom 1
5.87m x 4.29m (19'3 x 14'1)

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En Suite
2.31m x 1.45m (7'7 x 4'9)

.

Garage
5.87m x 2.84m (19'3 x 9'4)

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FLOORPLAN:



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating	
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	
Current	Potential
85	94
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
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	
Current	Potential
England & Wales	
EU Directive 2002/91/EC	

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