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2 Park Karvannek, Nansledan TR8 4SW

£320,000

AN EXCEPTIONALLY SPACIOUS TWO BEDROOM SEMI DETACHED HOME WITH A GENEROUS SOUTH WESTERLY FACING GARDEN, A GARAGE AND ALLOCATED PARKING, LOCATED ON THE EDGE OF THE HIGHLY DESIRABLE DUCHY ESTATE OF NANSLEDAN.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / **BEDROOMS:** 2 / **BATHROOMS:** 1

FEATURES:

- TWO BEDROOM SEMI DETACHED HOUSE
- INCREDIBLY WELL PRESENTED THROUGHOUT
- MANY DUAL AND TRIPLE ASPECT ROOMS WITH EXCEPTIONAL NATURAL LIGHT
- GARAGE AND ALLOCATED PARKING
- WELL LOCATED ON THE EDGE OF NANSLEDAN
- DECORATED IN MODERN, WARM TONES
- FACING A GREEN AREA AT THE FRONT
- HIGHLY DESIRABLE DUCHY OF CORNWALL ESTATE

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DESCRIPTION:

Welcome to Number Two Park Karvannek an impressively spacious, flawlessly presented two double bedroom semi detached 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!

This truly is one of the finest examples of this style of home we have seen at Nansledan with many dual and triple aspect rooms and an impressive south westerly facing garden, conveniently located on the edge of the estate.

A welcoming hallway with understairs storage and a useful cloakroom guides you into the lounge diner on the right. This triple aspect room is incredibly bright with ample space for lounge and dining furniture and direct access to the garden.

At the rear, the kitchen offers a good range of light grey shaker units with a window over looking the garden. Within the kitchen, there's a fully integrated appliance pack including a fridge freezer, washing machine, dish washer, oven and gas hob.

Both double bedrooms can be found on the first floor. They are both a generous size with dual aspect windows, one with walk in storage. As you would expect the bathroom is presented to a high standard with a bath and shower over.

This property has gas central heating powered by a combination boiler located in the kitchen. The decor is warm and welcoming throughout with high quality carpets and floor coverings.

Externally, at the front the property faces onto a green area and at the rear, the garden is south westerly facing and one of the largest we have seen for a house of this size. There's a good size lawn and a sunny patio, perfect for a summer BBQ or glass of wine in the evening sunshine. There's also direct access to the single garage and allocated parking at the rear.

In summary, this property offers space, incredible natural light and a brilliant garden, perfect for small families and first time buyers.

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Hallway
3.84m x 1.35m (12'7 x 4'5)

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Kitchen
2.82m x 2.34m (9'3 x 7'8)

.

Lounge Diner
6.12m x 3.43m (20'1 x 11'3)

.

Cloakroom
1.88m x 0.89m (6'2 x 2'11)

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Bedroom 1
4.78m x 2.90m (15'8 x 9'6)

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Bedroom 2
3.66m x 3.10m (12'0 x 10'2)

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Bathroom
2.06m x 1.93m (6'9 x 6'4)

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Garage
6.05m x 2.84m (19'10 x 9'4)

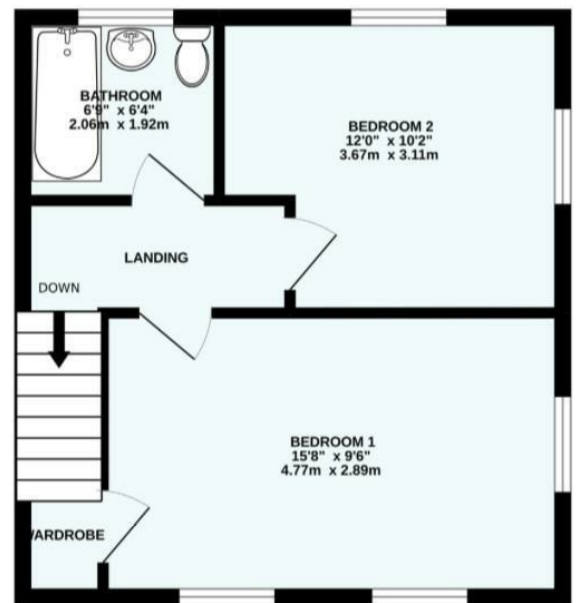
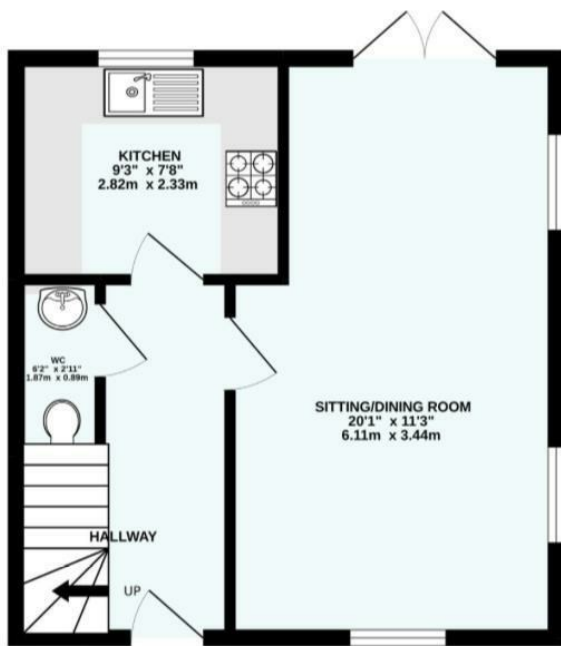
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FLOORPLAN:



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92-100) A | | 83 |
| | (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 plus) 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 | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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