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### 3 Bownder Vesydhyans, Newquay TR8 4GX

**£390,000**

A TRULY EXCEPTIONAL THREE DOUBLE BEDROOM C G FRY FAMILY HOME POSITIONED IN A QUIET TUCKED AWAY PART OF NANSLEDAN YET WITHIN EASY REACH OF THE DELIGHTFUL SHOPS AND CAFES ON OFFER. THIS PROPERTY HAS A PRIVATE, WELL ESTABLISHED FULLY ENCLOSED GARDEN, A GARAGE AND PARKING.

**PROPERTY TYPE:** House - Semi-Detached

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

#### FEATURES:

- THREE DOUBLE BEDROOM CG FRY FAMILY HOME
- EXCEPTIONALLY SPACIOUS AND FLAWLESSLY PRESENTED
- GARAGE AND PARKING
- WELL ESTABLISHED ENCLOSED GARDEN
- MAIN BEDROOM EN SUITE
- TUCKED AWAY IN A PEACEFUL LOCATION
- HIGHLY DESIRABLE DUCHY OF CORNWALL ESTATE

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#### DESCRIPTION:

Welcome to Number Three Bownder Vesdyhyans, an impressively spacious, flawlessly presented semi detached three bedroom C G Fry family home, 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 a gorgeous kitchen diner and a neat enclosed, particularly private garden.

A spacious, welcoming hallway with practical LVT flooring guides you into the family home where you will find a useful cloakroom on the right and the 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 luxury tiled floor and an array of grey shaker style cupboards with a fully integrated appliance pack and ample space for a family size dining table with access to the rear garden.

All three 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.

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, it is well stocked with an array of mature palms and shrubs with a raised deck and pergola designed to capture the last of the evening sunshine. There's access from the garden to the parking area and the single garage which has some useful storage above with an allocated parking space.

In summary, this outstanding C G Fry home offers space, an abundance of natural light and a flawless standard of accommodation, located in a tucked away quiet part of Nansledan.

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Hallway  
4.34m x 1.63m (14'3 x 5'4)

.

Cloakroom  
1.96m x 0.99m (6'5 x 3'3)

.

Kitchen Diner  
7.67m x 3.51m (25'2 x 11'6)

.

Lounge  
4.78m x 3.96m (15'8 x 13'0)

.

Bedroom 1  
4.67m x 3.10m (15'4 x 10'2)

.

En Suite  
1.88m x 1.65m (6'2 x 5'5)

.

Bedroom 2  
4.72m x 2.90m (15'6 x 9'6)

.

Bedroom 3  
2.77m x 2.67m (9'1 x 8'9)

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Bathroom  
2.74m x 1.96m (9'0 x 6'5)

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Garage  
5.87m x 2.95m (19'3 x 9'8)

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## FLOORPLAN:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A	85	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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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