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5 Bownder Kolom, Nansledan TR8 4RU

£475,000

A TRULY EXCEPTIONAL FOUR DOUBLE BEDROOM 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 HAS A PRIVATE, ENCLOSED SOUTHERLY FACING GARDEN, A GARAGE AND PARKING. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / **BEDROOMS:** 4 / **BATHROOMS:** 3

FEATURES:

- HIGH QUALITY FOUR DOUBLE BEDROOM FAMILY HOME
- BUILT BY THE PRESTIGIOUS C G FRY DEVELOPERS
- GRANITE WORK TOPS IN THE KITCHEN AND UTILITY ROOM
- DOUBLE FRONTED AND EXCEPTIONALLY SPACIOUS
- LARGE SOUTHERLY FACING GARDEN
- GARAGE AND ALLOCATED PARKING
- NO ONWARD CHAIN
- PRESENTED TO A FLAWLESS STANDARD
- TUCKED AWAY IN A QUIETER PART OF NANSLEDAN CLOSE TTO THE PARK
- REMAINDER OF TEN YEAR NHBC WARRANTY

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DESCRIPTION:

Welcome to Number Five Bownder Kolom an immaculately presented four double bedroom detached home built in 2019, located in a super desirable tucked away part 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 private, southerly facing garden, a garage and allocated parking and enough space for a larger family to enjoy. The location is superb, quiet and tucked away yet close to the park, ideal for families with younger children. Nansledan Primary School and both secondary schools are within walking distance.

A welcoming hallway with a high-end luxury Karndean flooring guides you into the family home where you will find a useful cloakroom and stairs to the first floor.

On the left, the living room is dual aspect with doors opening into the rear garden, it's a great size and beautifully decorated with enough space for the whole family to relax at the end of the day. At the rear, the triple aspect kitchen diner is impressive with exceptional natural light, a luxury tiled floor and a huge array of 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 and there's ample space for a family sized dining table. Off from the kitchen, with access to the garden, you will find a utility room with upgraded granite work tops with space and plumbing for a washing machine and tumble dryer.

All four double bedrooms can be found on the first floor, there's two at the rear and two at the front. The largest of the four has a beautifully tiled en suite shower room and the equally well presented family bathroom complete with a 'P' style bath serves the other three bedrooms. Off from the landing area, there's an airing cupboard and access to the loft which is boarded.

This property has gas central heating powered by a combination boiler located in the kitchen. The windows are wooden double glazed and the loft is fully boarded providing plenty of additional storage.

Externally, the southerly facing rear garden is private, sheltered and a generous size with a patio area and a good size lawn. The garage is at the rear of the garden and has light, power and some useful storage above and there's allocated parking right next to the garage.

In summary, this outstanding C G Fry home offers space, an abundance of natural light and a flawless standard of accommodation. The southerly facing garden is a real sun trap and there's no onward chain.

Hallway
3.94m x 2.24m (12'11 x 7'4)

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Kitchen Diner
6.93m x 3.25m (22'9 x 10'8)

Lounge
6.73m x 3.23m (22'1 x 10'7)

Cloakroom
2.13m x 0.97m (7'0 x 3'2)

Utility Room
2.31m x 2.13m (7'7 x 7'0)

Bedroom 1
3.76m x 3.25m (12'4 x 10'8)

En Suite
2.18m x 1.27m (7'2 x 4'2)

Bedroom 2
3.76m x 3.23m (12'4 x 10'7)

Bedroom 3
3.23m x 2.79m (10'7 x 9'2)

Bedroom 4
2.90m x 2.82m (9'6 x 9'3)

Bathroom
2.49m x 1.68m (8'2 x 5'6)

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

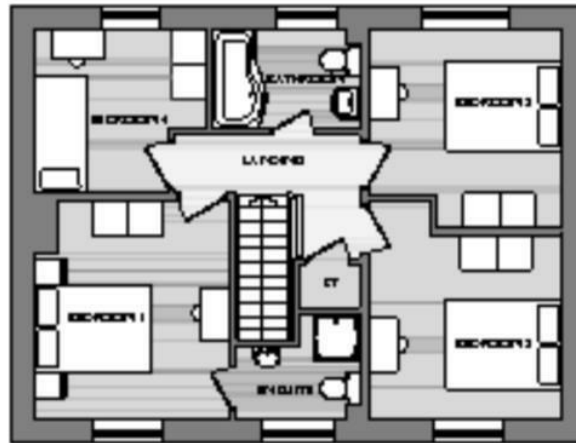
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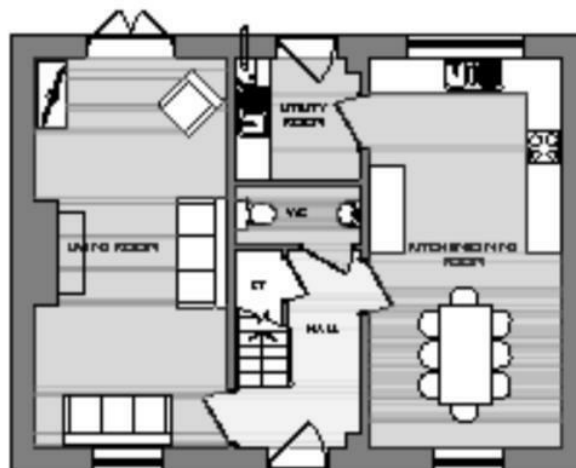
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FLOORPLAN:



First Floor



Ground Floor

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

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