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3 Stret Kolom, Newquay TR8 4TD

£280,000

A BEAUTIFULLY PRESENTED TWO-BEDROOM SEMI-DETACHED CG FRY HOME, BUILT IN 2023 AND SITUATED IN A PEACEFUL, TUCKED-AWAY POSITION WITHIN THE SOUGHT-AFTER DUCHY DEVELOPMENT OF NANSLEDAN. FEATURING A LOW-MAINTENANCE GARDEN AND ALLOCATED PARKING FOR TWO VEHICLES, THIS PROPERTY OFFERS STYLISH, MODERN LIVING IN AN EXCEPTIONAL LOCATION. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Semi-Detached

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

FEATURES:

- TWO-DOUBLE BEDROOM HIGH QUALITY C G FRY HOME
- PRESENTED TO THE HIGHEST STANDARD
- TWO ALLOCATED PARKING SPACES
- EV CHARGE POINT
- BUILT IN 2023 WITH THE REMAINDER OF THE NHBC WARRANTY
- QUIET, TUCKED AWAY LOCATION
- MAIN BEDROOM EN SUITE
- NO ONWARD CHAIN

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DESCRIPTION:

Welcome to Number Three Stret Kolom.

This beautifully presented two-bedroom semi-detached home, built in 2023, is situated on the edge of the highly desirable Nansledan development—just a ten-minute drive from the heart of Newquay. It has been lovingly cared for by the current owners and offers well proportioned, immaculately presented accommodation.

Often described as the crown jewel of Newquay, Nansledan is a visionary Duchy of Cornwall development set to grow into a vibrant community of 4,000 homes. Its charming high street will be home to independent shops, cafes, and local businesses catering to a wide variety of tastes. With a well-regarded primary school and ample green spaces, it's the perfect location for families. Just two miles away, Newquay offers a lively mix of shops, restaurants, and some of Cornwall's most iconic surfing beaches and scenic coastal walks. Nearby Trewolek Meadow—part of the local SANG (Suitable Alternative Natural Greenspace)—provides a large expanse of natural landscape ideal for family outings and dog walks.

Upon entering, you're welcomed by a bright hallway with stairs leading to the first floor. The spacious open-plan living area offers a sociable layout with plenty of space for lounge furniture, a front-facing window, and a large storage cupboard. At the rear, the kitchen/diner is fitted with a range of cream shaker-style units and enjoys a view of the garden. It includes a full compliment of integrated appliances including a fridge/freezer, washing machine, dishwasher, oven, and gas hob. There's ample space for a family size dining table.

Beyond the kitchen, a generously sized rear hallway provides access to the garden and includes a convenient downstairs cloakroom.

Upstairs, both double bedrooms are generously proportioned—one facing the front and the other the rear. The larger bedroom benefits from built-in storage and a pristine en-suite shower room. The family bathroom is equally well-appointed, featuring a stylish 'P'-shaped bath with a shower over. There's a useful storage cupboard off from the landing.

The property is equipped with gas central heating via a combination boiler located in the kitchen. Double-glazed wooden-framed windows add character, and the décor throughout is warm and inviting, complemented by high-quality flooring and carpets.

The rear garden is private, sheltered, and easy to maintain, with a lawned area and a paved patio perfect for outdoor relaxation. There's allocated parking for two vehicles directly behind the back wall, as well as the added bonus of an EV charging point.

In summary, this modern and immaculate home is truly 'turn-key' ready—ideal for first-time buyers or small families seeking stylish, low-maintenance living in one of Cornwall's most exciting new communities. Offered with no onward chain.

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Lounge
4.24m x 3.48m (13'11 x 11'5)

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Kitchen Diner
3.38m x 3.12m (11'1 x 10'3)

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Bedroom 1
4.47m x 2.74m (14'8 x 9'0)

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Bedroom 2
4.47m x 2.51m (14'8 x 8'3)

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Bathroom
2.24m x 1.83m (7'4 x 6'0)

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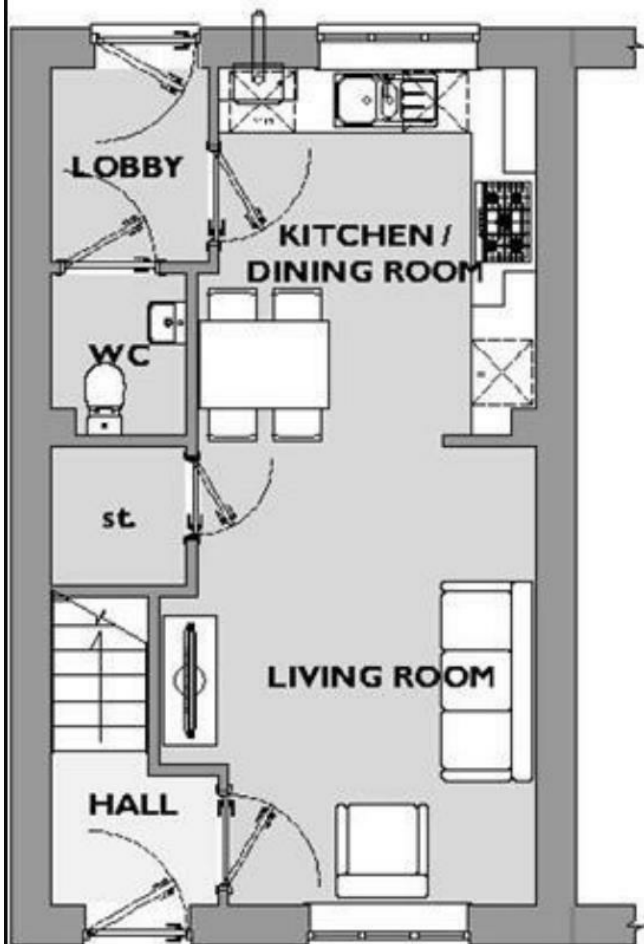
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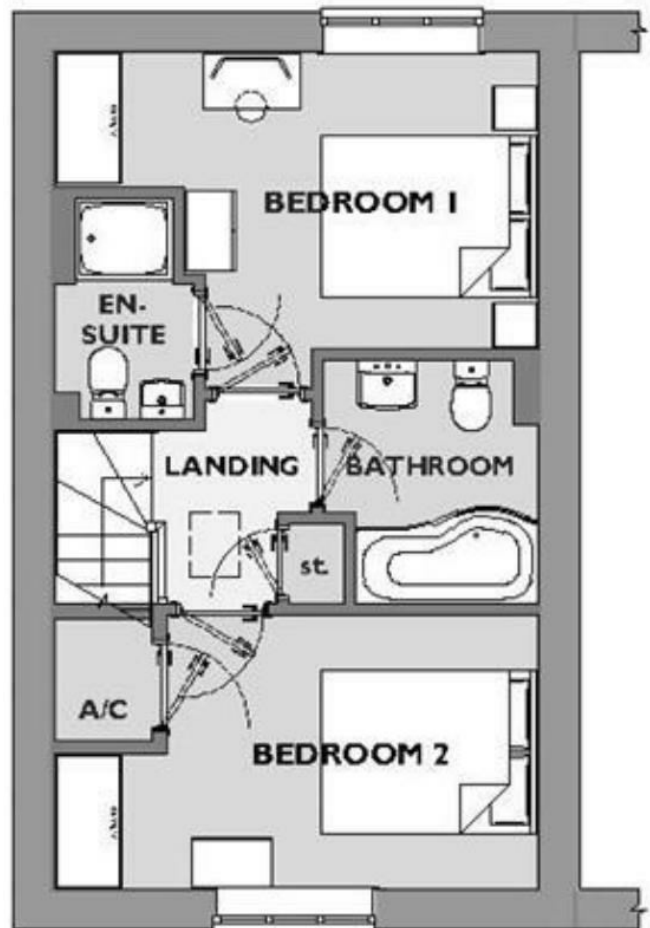
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FLOORPLAN:



GROUND FLOOR



FIRST FLOOR

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