



Plot 93, Nansledan, Newquay, TR8 4JU

david ball  
Agencies

Plot 93 is a detached 3 double bed 2 bath new home offering 1146 Sq Ft of internal floor space built by the award winning NHBC developer Messrs C G Fry & Son. These properties are built in conjunction with the Duchy of Cornwall using local slate and granite features and will reflect the charm and architectural heritage. A fitted "Ellis Furniture" kitchen with AEG integrated appliances, Porcelanosa ceramic floor tiling to both kitchen/diner, utility and cloakroom. Stunning bathroom suite and sanitary ware. Gas radiated central heating and hot water. 10 years NHBC warranty. Nacoss fitted alarm. Impeccable style, design and finish. Garage with lighting, power and 2 parking spaces. Fully enclosed turfed southerly facing rear garden and good sized patio. Full flooring package fitted throughout. Ready to move into now. OWN NEW RATE REDUCER AVAILABLE

**£452,000 Freehold**

## Key Features

- Prestigious Duchy Development
- Choice of Ellis fitted kitchen
- 10 year NHBC warranty
- Call to view show home
- Built by award winning developer
- Southerly facing garden
- Garage and two parking spaces
- Flooring fitted throughout
- [www.nansledan.com](http://www.nansledan.com)

## NANSLEDAN

Nansledan is a 540-acre extension to the coastal town of Newquay on the north coast of Cornwall in South West England. The name is Cornish for 'broad valley'.

It is being led by the Duchy of Cornwall, which owns most of the land that will make up Nansledan. The Duchy is a private estate established in 1337 which funds the public, charitable and private activities of the Prince of Wales and his family.

Over time Nansledan will evolve into a community of more than 4,000 homes supporting a similar number of jobs. It will include its own High Street, church, school and public spaces, helping to meet the future needs of Newquay in a complementary and sustainable way.

## LOCATION

Nansledan is within two miles of Newquay town centre on the rugged north coast of Cornwall in South West England. Newquay is a popular seaside town and family holiday destination, home to some of the best bathing and surfing beaches in the UK, including Fistral Beach above (this is not a view from Nansledan).

Newquay has its own railway station accessed via the Par branch line. Cornwall Airport Newquay is just four miles from Nansledan and has year-round flights from London Gatwick and Manchester, plus a range of seasonal services.

All of Nansledan will have the ability to connect to superfast broadband.





## **KITCHEN**

- Choice of Ellis fitted kitchens
- Choice of Porcelanosa /Devon tiles
- Fitted floor tiling as standard
- Option to upgrade to Quartz worktops and upstand
- AEG Appliances
- Stainless steel sink & chrome mixer tap
- Led spot lighting
- Chrome tile edging as standard
- USB double socket

## **BATHROOMS & EN-SUITE**

- Choice of tiling supplied by Porcelanosa
- Contemporary white sanitary ware
- Glass bath & shower screens
- Chrome brass ware by Hansgrohe
- Duel fuel chrome towel radiator (if applicable)
- Back to wall close coupled WC (if applicable)
- Semi pedestal wash hand basins
- Chrome tile edging as standard

## **PROPERTY FEATURES**

- Turfed gardens
- Outside courtesy lighting
- Choice of internal paint colour
- Outside tap
- Patio / paving to rear
- NACOSS fitted alarm
- Gas central heating
- Timber composite front door
- USB sockets in lounge / kitchen / study or smallest bedroom
- Telephone and TV aerial points to all habitable rooms
- Garage with Garador Carlton door
- Parking space - (by licence)
- Six panel smooth internal doors
- Fire / wood burner (ask negotiator for details)

## **VIEWING**

For further information or to arrange a site visit please call the David Ball New Homes team - 01637 871694



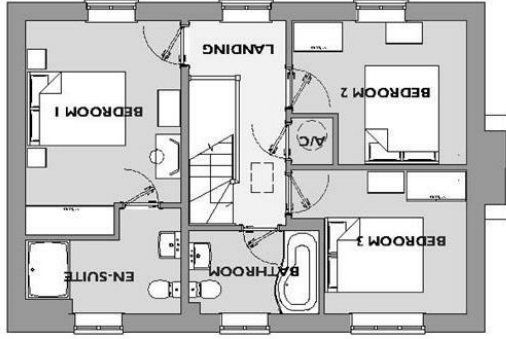
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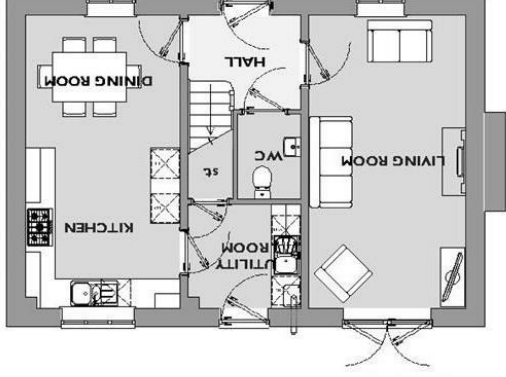
**PLOT**  
**THREE**  
**BEDROOM HOME**  
**93**

**FIRST FLOOR**  
Bedroom 1  
3.15 x 3.70m (10'4 x 12'11")  
(Dimensions excluding wardrobe recess)  
Bedroom 2  
3.54 x 2.92m (11'7 x 9'7 1/2")  
Bedroom 3  
2.9 x 2.92m (9'6 x 9'7 1/2")  
(Dimensions excluding door recess)

**GROUND FLOOR**  
Living Room  
3.20 x 3.95m (10'6 x 12'9 1/2")  
Kitchen / Dining Room  
3.15 x 3.95m (10'4 x 12'9 1/2")



**FIRST FLOOR**



**GROUND FLOOR**

Energy Efficiency Rating	
Current	Potential
A (82 plus)	A (82 plus)
B (81-81)	B (81-81)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

Very energy efficient - lower running costs

Not energy efficient - higher running costs

EU Directive 2002/91/EC

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