



8, Stret Goryan, Newquay, TR8 4GN

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Agencies

Built by the award winning builders C G Fry in 2018 is this attractive corner plot detached family home situated in a secluded part of the much sought after Duchy of Cornwall development Nansledan. The accommodation comprises a impressive kitchen dining room, lounge, downstairs WC to the first floor are three double bedrooms the principle being ensuite and family bathroom. Externally the property has a rear enclosed south facing garden, garage and off street driveway parking.

Guide Price £425,000 Freehold

Key Features

- Corner Plot Position
- South West Facing Rear Enclosed Garden
- EV Charging Point
- Gas Central Heating
- Close To All The Nansledan Amenities
- Chain Free
- 1208 sq ft of Internal Living Space
- Principle Bedroom En Suite
- Integrated Kitchen Appliances With Quartz Stone Work Surfaces
- Early Viewing Highly Recommended

Location

Nansledan is an extension to the coastal town of Newquay on the north coast of Cornwall built on Duchy Land and has been architecturally designed with direct involvement from King Charles, the former Duke of Cornwall. Within Nansledan there are shops, bakeries and bars. Nansledan has its own primary school and nursery along with three parks and children's play areas plus the newly opened skate park and more children's parks planned in future phases. Market Street within the development, currently under construction will include a supermarket, food/market hall and other shops. This will be within 5 minutes walk from the house. The town of Newquay is approximately two miles and offers a range of shopping, schooling and banking facilities as well as an array of fashionable bars, restaurants and nightclubs. The town also boasts an historic, picturesque working fishing harbour and some of Europe's finest coastline. There is a bus and rail service to outlying areas and Newquay Airport is approximately six miles distance from the property.

Entrance Hall

Opaque double glazed composite door to the front elevation. Radiator. NACOSS approved alarm. Stairs rising to the first floor. Karndean flooring. Door to the ground floor cloakroom.

Cloakroom

Close coupled WC with dual flush. Pedestal wash hand basin with mixer tap, Radiator. Half height tiled walls. Extractor fan. Karndean flooring. Fitted mirrors.





Lounge

Dual aspect double glazed wooden windows. Wooden double glazed French doors leading to the rear enclosed garden. Gas fire set within a Melchester style surround and mantle with matching hearth.

Kitchen Dining Room

Double glazed triple windows to the front and rear elevation. Ellis Furniture kitchen with a range of base, wall and drawer units with quartz work surface over along with matching upstands and splash back. Built in integrated electric mid-level double AEG oven. A five ring AEG gas hob with extractor hood over. Integrated AEG dishwasher. Integrated Electrolux fridge freezer. One and quarter stainless steel under mounted sink unit with mixer tap. Under counter lights and down lighters in ceiling. Karndean tiled flooring. Door leading to

Utility

Double glazed composite door to the rear elevation, leading to the rear enclosed garden. Radiator. Base and wall units with laminate work surface over with upstand. Stainless steel under mounted sink unit with mixer tap. Door to under stairs cupboard.

Landing

Double glazed wooden window to the front elevation. Storage cupboard housing hot water tank. Access to loft.

Bedroom One

Double glazed wooden triple window to the front elevation. Double fitted wardrobe. Radiator. Door to

En Suite

Double glazed window to the rear elevation. Shower cubicle fully tiled with mains overhead shower and screen. Close coupled WC with dual flush, Wall mounted wash hand basin with mixer tap. Dual fuel heated towel rail. Karndean flooring. Extractor fan. Shaver point. Fitted mirrors.

Bedroom Two

Double glazed wooden window to the front elevation. Radiator.

Bedroom Three

Double glazed wooden window to the front elevation. Radiator.

Family Bathroom

Double glazed wooden window to the rear elevation. P shaped shower bath with mixer tap and mains fed overhead shower and screen. Close coupled WC with dual flush. Wall mounted wash hand basin with mixer tap. Dual fuel heated towel rail. Fully tiled walls around bath. Karndean flooring. Extractor fan with shaver point. Fitted mirrors.

Garage

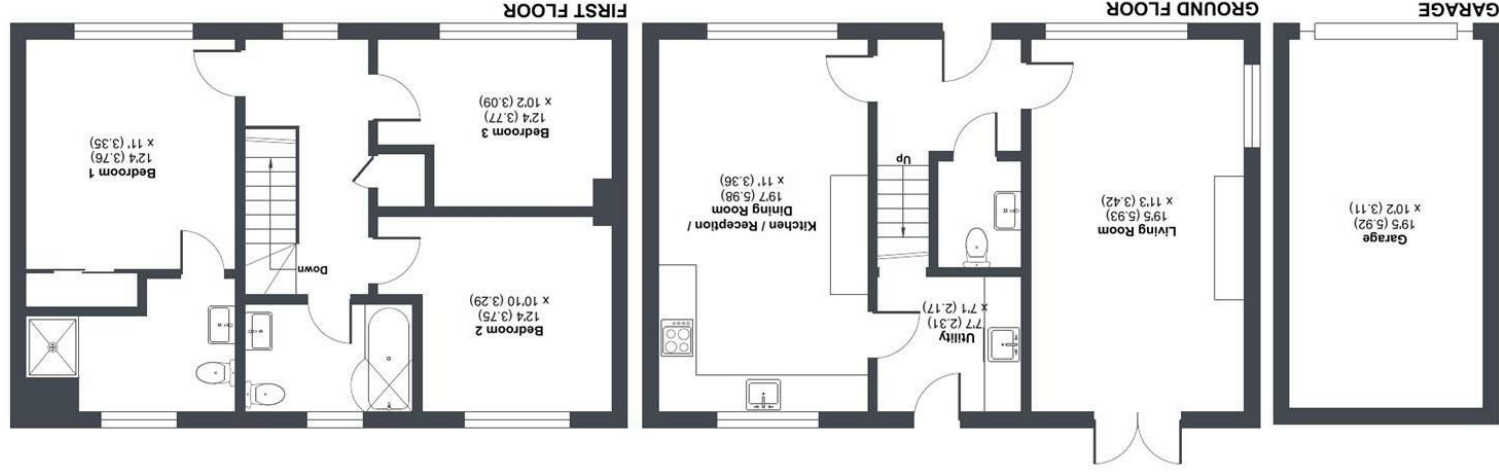
single up and over door with light and power connected. Vaulted ceiling ideal for storage. EV car charging point.

Externally

Due to its corner position the property offers private driveway off street parking to the rear. The rear garden is enclosed by rendered walling with a paved patio and areas of lawn, and benefits from being south west facing.

Street Goryan, Nansledan, Newquay, TR8

Approximate Area = 1208 sq ft / 112.2 sq m
 Garage = 198 sq ft / 18.3 sq m
 Total = 1406 sq ft / 130.5 sq m
 For identification only - Not to scale



Energy Efficiency Rating	
Current	Potential
84	94
Very energy efficient - lower running costs A (82 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

England & Wales
 EU Directive 2002/91/EC

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