



9, Stret Euther Penndragon, Nansledan, TR8 4FB

david ball  
Agencies



This beautifully presented and generously proportioned family home, ideally located on the prestigious Duchy of Cornwall development in Nansledan. Boasting four spacious double bedrooms and two versatile reception rooms, this property offers flexible living accommodation for family living. Enhanced by the current owners, the home features a stylish external garden room perfect as a home office or creative space. The property also benefits from the remainder of its NHBC warranty, offering peace of mind for years to come. Early viewing is highly recommended to fully appreciate everything this impressive home has to offer.

**Guide Price £475,000 Freehold**

## Key Features

- Sought After Duchy Of Cornwall Nansledan Development
- Landscaped Rear Enclosed Garden
- Garden Room / Home Office
- Four Double Bedrooms principal En Suite
- Remainder of NHBC warranty
- Double Garage With Power & WIFI
- Two Reception Rooms
- Early Viewing Highly Recommended.

### ENTRANCE HALL

Metal faced door to the front elevation with a double glazed window above. Storage cupboard. Stairs rising to the first floor. Radiator. Door to further accommodation.

### CLOAKROOM

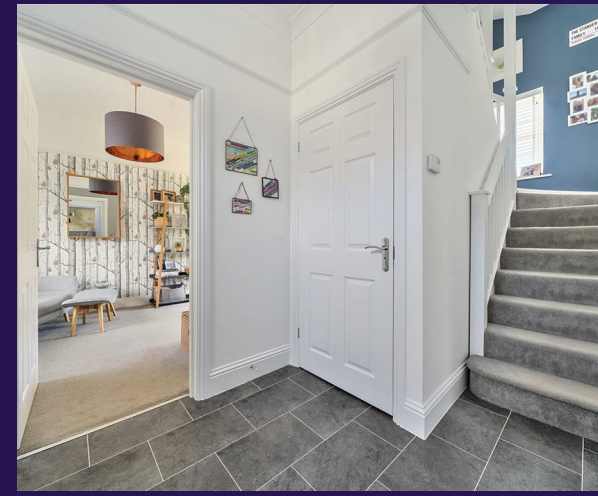
Close coupled WC with dual flush. Pedestal wash hand basin. Part-tiled walls. Radiator.

### LOUNGE

Wooden sash double glazed window to the front elevation. Wooden double-glazed French doors leading to the enclosed rear garden. Radiator.

### KITCHEN/ DINING ROOM

Wooden sash double glazed window to the front elevation. Wooden double glazed French doors leading to the enclosed rear garden. Radiator. Fitted kitchen with a range of base, wall and drawer units with quartz work surfaces, featuring milled drainage and an inset stainless steel sink with mixer tap. Integrated double oven with four-ring gas hob and stainless steel extractor hood over. Integrated fridge/freezer, washer/dryer and dishwasher.







## LANDING

Wooden double glazed window to the rear elevation. Radiator. Stairs rising to the second floor.

## BEDROOM ONE

Wooden sash double glazed windows to the front and rear elevations. Fitted wardrobes. Radiator. Door to en-suite.

## EN SUITE

Wooden sash double glazed window. Radiator. Shower cubical with mains overhead shower and screen. Close-coupled WC with dual flush. Pedestal wash hand basin. Part-tiled walls.

## BEDROOM FOUR

Wooden sash double glazed window to the rear elevation. Radiator.

## FAMILY BATHROOM

Wooden sash double glazed window. Radiator. Panelled bath. Close-coupled WC with dual flush. Pedestal wash hand basin. Part-tiled walls. Storage cupboard.

## SECOND FLOOR LANDING

Velux window.

## BEDROOM TWO

Dual aspect wooden double glazed windows. Radiator.

## BEDROOM THREE

Dual aspect wooden double glazed windows. Radiator.

## SHOWER ROOM

Double glazed Velux window. Radiator. Shower cubicle with mains overhead shower and screen. Close-coupled WC with dual flush. Pedestal wash hand basin. Part-tiled walls.

## GARDEN ROOM / HOME OFFICE

Double glazed French doors leading to the enclosed rear garden. Double-glazed window to the rear. Skylight. Power and Wi-Fi connected from the main house.

## DOUBLE GARAGE

Two sets of double wooden doors. Power and Wi-Fi connected.

## EXTERNALLY

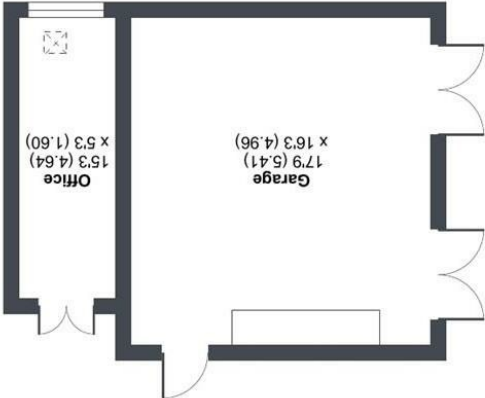
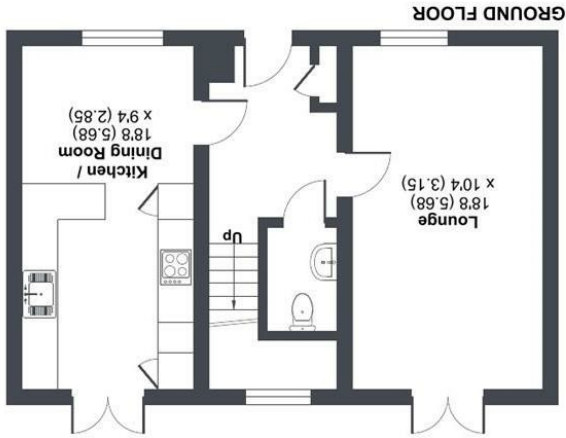
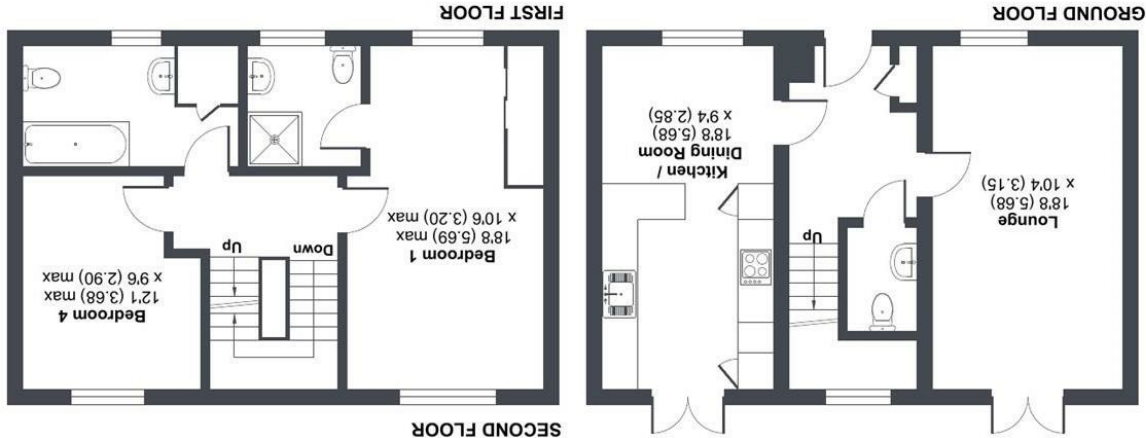
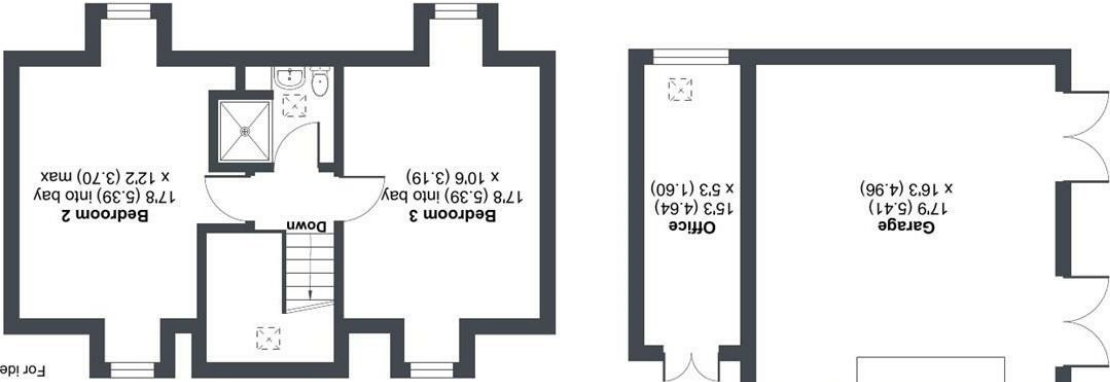
To the front of the property is a garden laid to planting and is partially enclosed by railings. To the rear, accessed from the lounge and kitchen/dining room, the enclosed gardens have been landscaped by the current owners and now include a raised deck, paved patio and raised planters. Completing the outdoor space is a timber-framed shed. Two lockable gates provide access to the double garage and side entrance.





## Street Euther Penndragon, Nansledan, Newquay, TR8

Approximate Area = 1502 sq ft / 139.5 sq m  
Garage = 289 sq ft / 26.8 sq m  
Outbuilding = 80 sq ft / 7.4 sq m  
Total = 1871 sq ft / 173.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © mchecom 2025. Produced for David Ball Agencies. REF: 1285783



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Energy Efficiency Rating		
Current	Potential	
85	93	
England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
G		(1-20)
F		(21-38)
E		(39-54)
D		(55-68)
C		(69-80)
B		(81-91)
A		(92-plus)
Very energy efficient - lower running costs		