





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
- · Remainder of NHBC warrenty
- Landscaped Rear Enclosed Garden Double Garage With Power & WIFI
- · Garden Room / Home Office
- · Two Reception Rooms
- Four Double Bedrooms principal En Early Viewing Highly Suite
  - 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 doubleglazed 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.

## Stret Euther Penndragon, Nansledan, Newquay, TR8

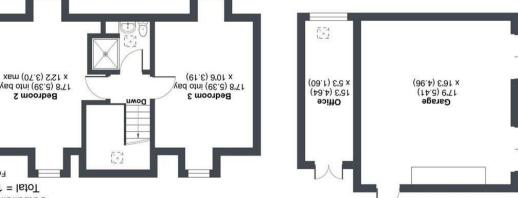
Approximate Area = 1502 sq ft / 139.5 sq m

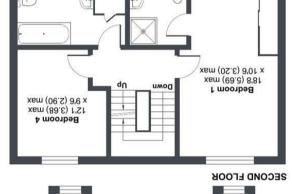
Garage = 289 sq ft / 26.8 sq m

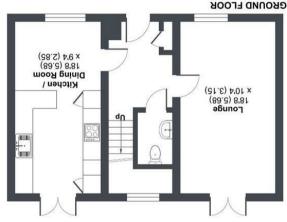
m ps 4.7 \ If ps 08 = gnibliudtuO

m ps 7.571 / ft ps 1781 = 1stoT

For identification only - Not to scale







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

rightmove & Zoopla.co.uk PrimeLocation.com

England & Wales

(89-99) (08-69)

Not energy efficient - higher running costs

Energy Efficiency Rating

5002/91/EC

98

FIRST FLOOR



**s**eionegA **lled biveb** 

Connecting Reople & Property Perfectly

34 East Street, Newquay, Cornwall TR7 1BH e.sales@dba.estate

www.davidballagencies.co.uk

058058

services and appliances have not been tested by the vendors agent. Prospective purchasers are advised to make their own enquires. 5. All dimensions are approximates. furnishing at this development. 3. Regulations; any reference to alterations a printending purchaser. 4. Enxtures and fittings; suppressed plant of a statement that any necessary planning, building regulations or other consents has been obtained. These matter must be verified by an intending purchaser. 4. Enxtures and fittings; suppressed that any part of a statement that any percentage is not a statement that any percentage is not a statement of any percentage. information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, 2. Images paragraphs and other information; any computer, generated images, plans, drawings, accordingly any information given is entirely without responsibility in the part of the agents, 2. Images paragraphs and other information; any computer generated images, plans, and accordingly any information given in the part of the agents, and other information and accordingly accordingly and accordingly accordingly and accordingly accordingly accordingly accordingly and accordingly according accordingly accordingly accordingly accordingly accordingly a 1. Perticulars: these particulars: these particulars are not an offer or contract nor pear of nor. You should not rely on statements by David Ball Agencies (DBA) in the particulars or in writing as being factually accurate about the property, its condition or value. Vou should not rely on statements by David Ball Agencies (DBA) in the particulars or in writing as being factually accurate and in a statement of the property.