

## 12 Stret Lugan, Nansledan, Cornwall TR8 4FG



**STUNNING PRESENTATION THROUGHOUT | LARGE LANDSCAPED SOUTH FACING GARDEN | Beautiful detached 3 bedroom family home on a quiet part of this very popular Duchy development with a large plot and garage ready for immediate occupation.**

- Immaculate condition throughout
- 3 bedrooms (one en-suite)
- Modern well-equipped kitchen/dining room
- Larger than average enclosed sunny rear garden
- Gas central heating & double glazing
- Single garage
- Popular Duchy of Cornwall development
- Remainder of the 10 year NHBC warranty – commencing in 2016
- Close to shops and local primary school
- No onward chain ready for immediate possession

**Price £415,000 Freehold**

## LOCATION

Stret Lujan is located in the popular Duchy of Cornwall Nansledan development, on the outskirts of Newquay. With a host of shops, cafes and local businesses, as well a brand new primary school, this property would make an ideal family home in a vibrant and picturesque area, all within 2 miles of Newquay town centre and the local beaches.

## ACCOMMODATION

Downstairs the property has an open plan kitchen diner with a fully integrated kitchen comprising of a white gloss kitchen unit with an eye level double over, fridge freezer, hob and integral dishwasher with a granite effect rolled edge laminate worktop and complementing metro tile splashback surround. This leads to an open utility area towards the rear door with a matching range of units with a recess and plumbing for a washing machine. The dining section has ample room for a 6 person table and has an aged oak LVT floor which runs throughout the ground floor.

The lounge is largely original with doors leading to the rear garden. The dual aspect provides a light and airy feel with a faux fireplace added to add a feature to the room. There is also a downstairs WC off the entrance hall.

Upstairs provides 3 double bedrooms. The 2 smaller rooms share a family bathroom which has a white bathroom suite including a shower over the bath and stainless-steel mains fed towel rail and is floor to ceiling tiled throughout. The master bedroom has it's own shower en-suite which is also fully tiled with a mains fed shower with glass shower cubical.

## OUTSIDE

The property has a larger than normal plot with everything very low maintenance. From the rear of the house are natural stone pavers providing a seating area and access to the single garage. A pathway leads to a generous area of artificial grass with a planted surrounding boarder.

## TENURE


Freehold. There is an annual estate charge of £258.82.

## SERVICES

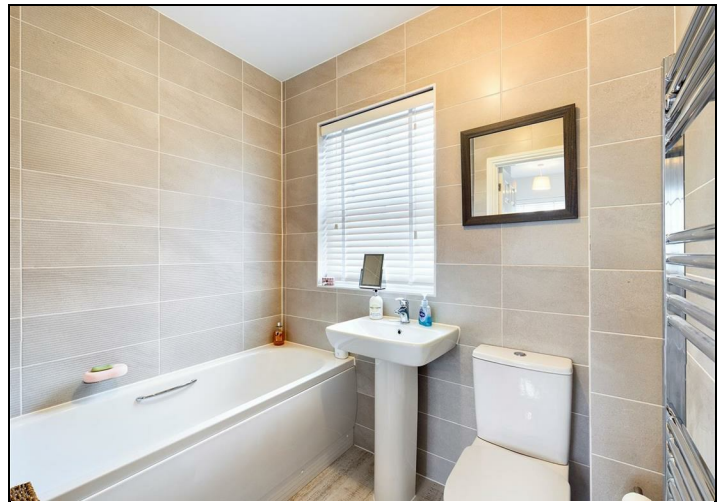
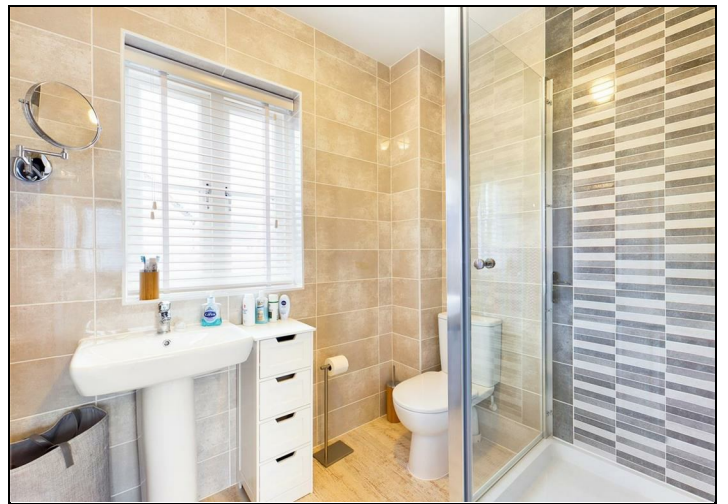
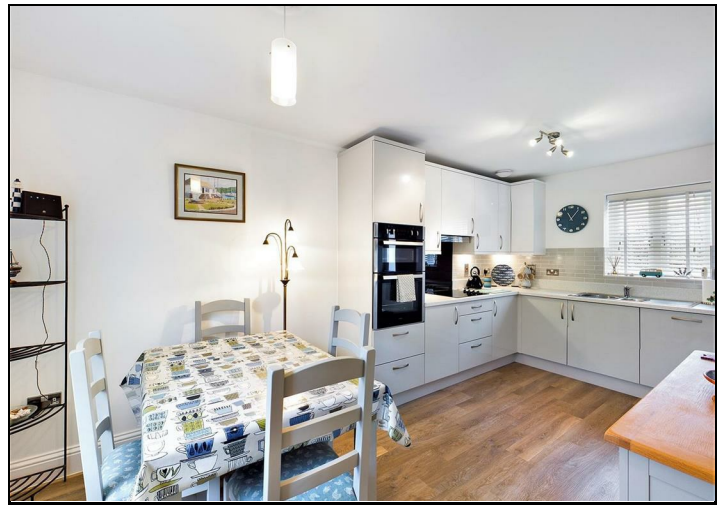
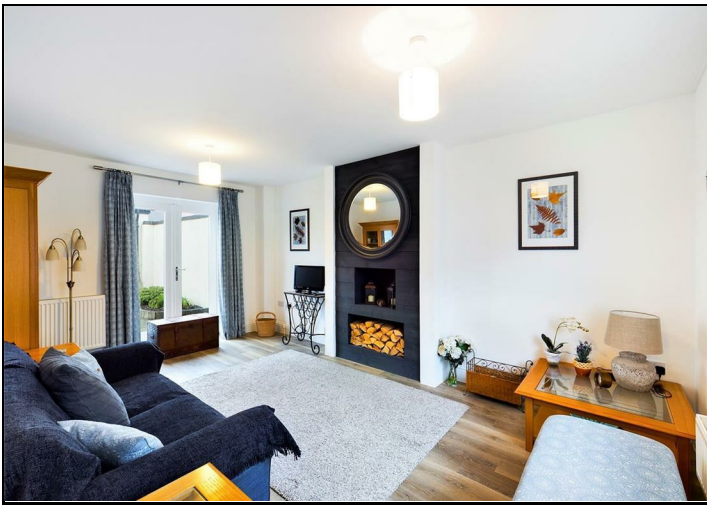
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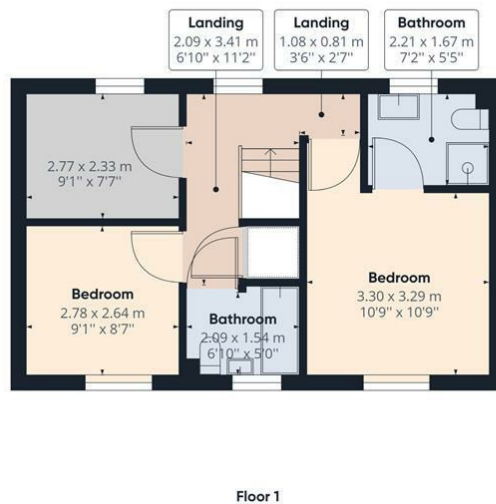
## COUNCIL TAX

Band D

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







**Approximate total area<sup>(1)</sup>**  
79.43 m<sup>2</sup>  
854.92 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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