

Plot 28, Nansledan, Newquay, TR8 4JU

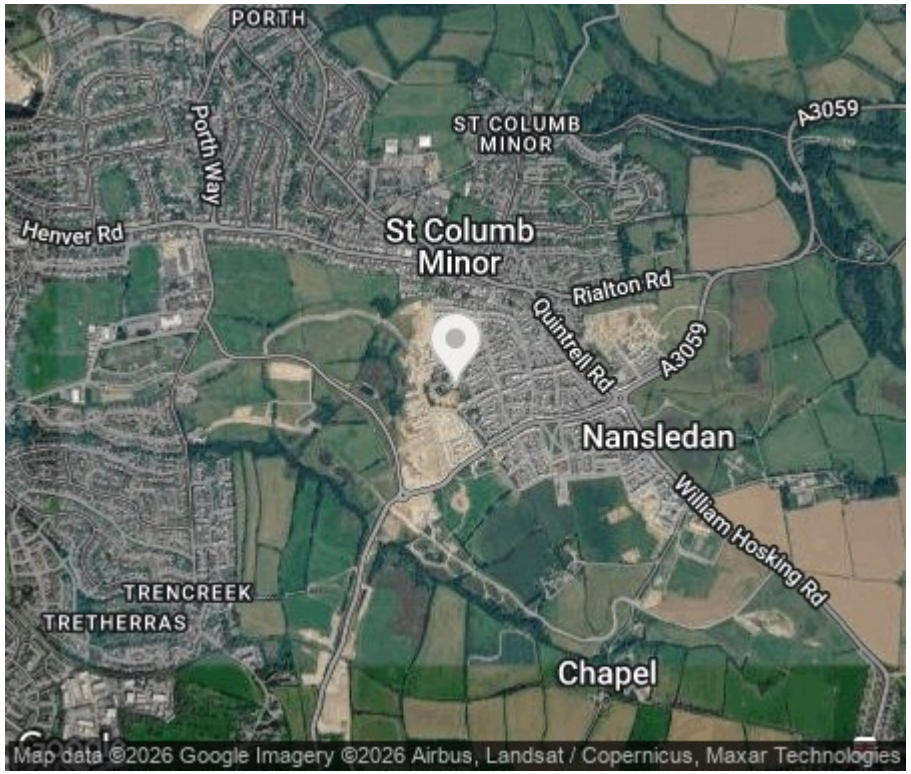
david ball
Agencies

BRAND NEW CG FRY 3 DOUBLE BED 2 BATH HOUSE, UTILITY ROOM, GARAGE, TWO PARKING SPACES, SOLAR PV, CAR CHARGING POINT, 10 YEAR NHBC WARRANTY, READY TO MOVE INTO NOW. Fitted flooring included. Plot 28 is an end terrace 3 double bed 2 bath new home offering 1341 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 and utility. Stunning bathroom suite and sanitary ware. Solar PV panels. Air source heat pump. Underfloor heating, Electric car charging point. 10 years NHBC warranty. Impeccable style, design and finish. Garage with lighting and power. Two parking spaces. Good sized turfed south west facing rear garden.

£450,000 Freehold

Key Features

- Prestigious Duchy Development
- 10 year NHBC warranty
- Built by award winning developer
- Premium finishes throughout
- Choice of Ellis fitted kitchen
- Call to view show home
- High specification
- Garage and parking















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, artisan retail shops, 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 Porcelonosa 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

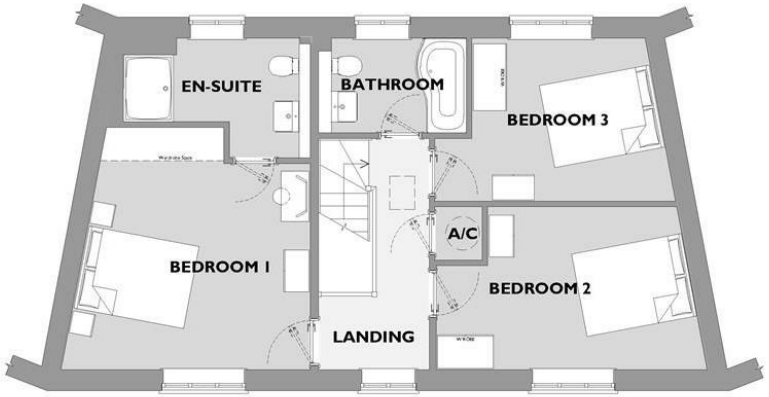
- Choice of tiling supplied by Porcelanosa
- Contemporary white sanitary ware
- Glass bath & shower screens
- Chrome brass ware by Hansgrohe
- Duel fuel white topaz towel radiator (if applicable)
- Back to wall close coupled WC (if applicable)
- Semi pedestal wash hand basins
- Chrome tile edging as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

PROPERTY FEATURES

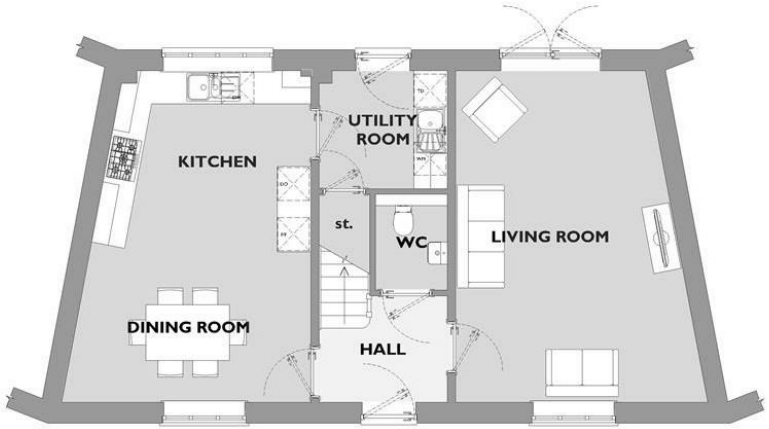
- Turfed gardens
- Outside courtesy lighting
- Choice of internal paint colour
- Outside tap
- Patio / paving to rear
- Air source heat pump
- Timber composite front door
- USB sockets in lounge / kitchen / study or smallest bedroom
- Telephone and TV aerial points to all habitable rooms
- Garage with Garador Carlton door
- Parking space - (by licence)
- Six panel smooth internal doors

VIEWING

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



FIRST FLOOR



GROUND FLOOR

PLOT 28

THREE BEDROOM HOME

FIRST FLOOR

Bedroom 1
4.12 x 3.70m (13'06 x 12'1ft max)
(Dimensions excluding wardrobe recess and taken from centre of room)

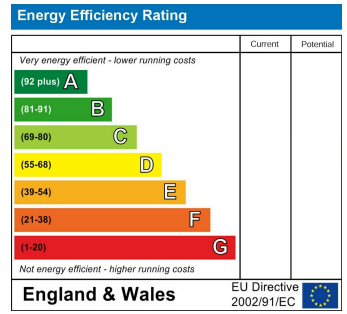
Bedroom 2
4.58 x 2.92m (15'1 x 9'7ft max)
(Dimensions including door recess and taken from centre of room)

Bedroom 3
3.37 x 2.92m (11'1 x 9'7ft max)
(Dimensions excluding door recess and taken from centre of room)

GROUND FLOOR

Living Room
3.96 x 5.95m (13'0 x 19'6ft max)
Dimensions taken from centre of room

Kitchen / Dining Room
3.91 x 5.95m (12'0 x 19'6ft max)
Dimensions taken from centre of room



david ball Agencies

01637 850850

www.davidballagencies.co.uk

e.sales@dba.estate

34 East Street, Newquay, Cornwall TR7 1BH

The Property Ombudsman rightmove OnTheMarket

Connecting People & Property Perfectly

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information; any computer generated images, plans, drawings, accommodation schedules, specifications details or other 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 of the quality and style of the development and location and do not represent the actual fitting and furnishing at this development. 3. Regulations; any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matter must be verified by an intending purchaser. 4. Fixtures and fittings; supplied services and appliances have not been tested by the vendors agent. Prospective purchasers are advised to make their own enquiries. 5. All dimensions are approximates.