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11 Stret Kosti Veur Woless, Newquay TR8 4GU

£415,000

A THREE STOREY 'DUTCH DESIGN' FOUR BEDROOM SEMI-DETACHED MORRISH FAMILY HOME PRESENTED TO A GREAT STANDARD WITH A BEAUTIFULLY LANDSCAPED SOUTHERLY FACING GARDEN A SINGLE GARAGE AND PARKING LOCATED IN ONE OF THE MOST POPULAR AND CONVENIENT PARTS OF NANSLEDAN WITH EASY ACCESS TO THE BRILLIANT RANGE OF SHOPS AND CAFES.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / **BEDROOMS:** 4 / **BATHROOMS:** 2

FEATURES:

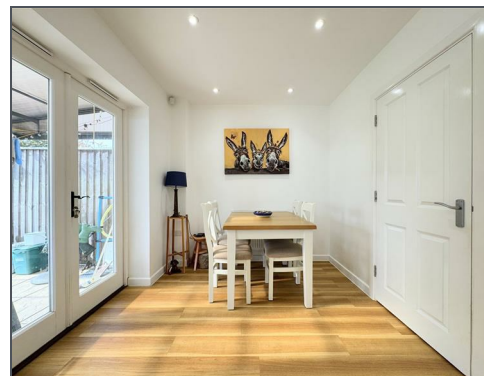
- SEMI DETACHED FOUR BEDROOM 'DUTCH STYLE' FAMILY HOME
- SOUTHERLY FACING REAR GARDEN
- GARAGE AND PARKING FOR ONE CAR
- NO ONWARD CHAIN
- PLENTY OF BUILT IN STORAGE
- FLEXIBLE ACCOMMODATION
- MANY DUAL ASPECT ROOMS
- PRESENTED TO A SUPERB STANDARD

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DESCRIPTION:

Situated in the heart of the highly desirable Duchy development of Nansledan, this attractive four-bedroom 'Dutch-Style' semi-detached home offers spacious and stylish accommodation spread across three floors. Built in 2019 and still under NHBC warranty, the property blends timeless Georgian-inspired architecture with modern family living.

Nansledan is often described as Newquay's crown jewel — a vibrant and thoughtfully designed community that is set to grow into a thriving town of over 4,000 homes. The area offers a unique blend of coastal charm and convenience, with a bustling high street filled with independent shops, cafes, and local businesses. A highly regarded primary school, extensive green spaces, and excellent transport links make it a perfect location for families. Just two miles from Newquay town centre and close to some of Cornwall's most iconic beaches and surf spots, Nansledan truly has something for everyone. Trewolek Meadow, located on the eastern edge of the development, is a protected area of farmland known locally as the SANG. It offers a haven for wildlife and a safe, open space for walking, playing, and relaxing — an ideal extension of outdoor living for residents.

This three-storey family home is conveniently positioned just a short walk from local amenities, including the popular Shiva Pilates studio. Inside, the home is well presented and thoughtfully designed for modern living. The entrance hallway features a cloakroom and leads into a comfortable dual aspect living room with a large front-facing window and warm, modern décor. Family-friendly laminate flooring runs throughout the ground floor.

At the rear, the dual aspect kitchen/diner is a highlight of the home, offering a generous range of modern cream gloss units, a fully integrated appliance pack with electric oven and gas hob, and plenty of space for a dining table. French doors open directly onto the south-facing rear garden, making it easy to enjoy indoor-outdoor living and keep an eye on children playing safely.

The first floor offers two spacious double bedrooms and a beautifully tiled family bathroom. Stairs lead to the top floor, where you'll find a further double bedroom, a stylish en suite shower room, and a dressing room that could also serve as a single bedroom or home study.

The home benefits from gas central heating powered by a combination boiler located in the kitchen, as well as wooden double-glazed windows throughout. There is an annual freehold estate management fee of approximately £300.00

The rear garden is a real sun trap — completely enclosed, southerly-facing, and ideal for families or those who love outdoor entertaining. A side gate provides easy access to the garage and parking space located at the side of the property.

This is a fantastic opportunity to purchase a spacious and stylish family home in one of Cornwall's most sought-after new communities. With flexible living space, a sunny private garden, and close proximity to schools, shops, and the beach, 11 Stret Kosti Veur Woles is perfectly placed for the best of modern coastal living.

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Kitchen Diner
5.87m x 2.41m (19'3 x 7'11)

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Lounge
4.14m x 3.58m (13'7 x 11'9)

.

Cloakroom
1.93m x 0.76m (6'4 x 2'6)

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Bedroom 2
4.09m x 3.58m (13'5 x 11'9)

.

Bedroom 3
2.90m x 2.87m (9'6 x 9'5)

.

Bathroom
2.84m x 1.68m (9'4 x 5'6)

.

Main Bedroom
4.78m x 3.25m (15'8 x 10'8)

.

Study/Dressing Room
3.89m x 2.74m (12'9 x 9'0)

.

En Suite
2.44m x 1.73m (8'0 x 5'8)

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Garage
6.02m x 2.84m (19'9 x 9'4)

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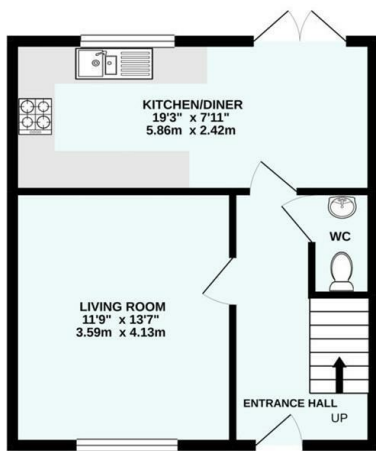
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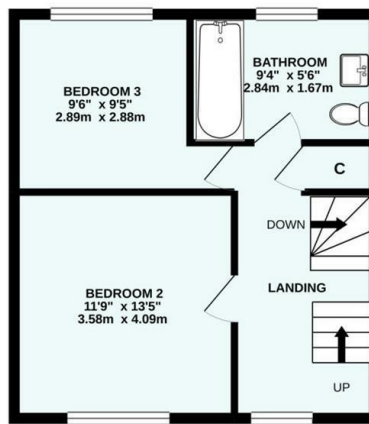
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FLOORPLAN:

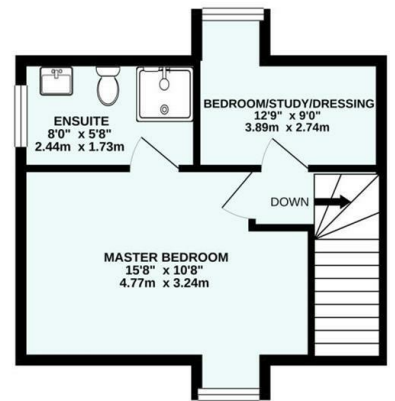
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		86	93
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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