



Plot C1 GV6, Nansledan, Newquay, TR8 4JU

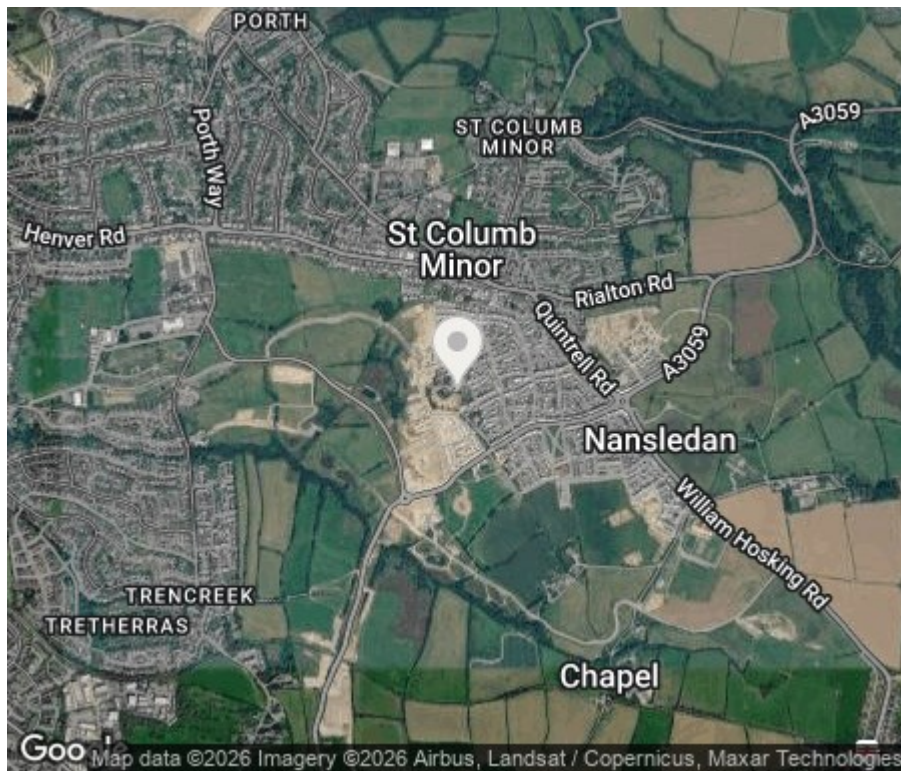
david ball
Agencies

NEW CG FRY 4 DOUBLE BED DETACHED HOUSE, UTILITY, STUDY, DOUBLE GARAGE, TWO PARKING SPACES, SOLAR PV, CAR CHARGING POINT, 10 YEAR NHBC WARRANTY. Plot C1 Gusti Veor 6 phase is a detached 4 double bed 2 bath new home offering 1700 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 kitchen/diner. Stunning bathroom suite and sanitary ware. Solar PV panels. Air source heat pump heating system. Underfloor heating, Electric car charging point. 10 years NHBC warranty. Impeccable style, design and finish. Double garage with lighting, power and Two parking spaces. Turfed rear garden and good sized patio.

£640,000 Freehold

Key Features

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



CG Fry Nansledan Show Home



Nansledan Show Home



CG Fry Nansledan Show Home



NANSLEDAN

Welcome to Nansledan – Cornish for 'broad valley' – a beautiful 540-acre extension to the vibrant town of Newquay. Here, traditional charm meets modern coastal living in a neighbourhood designed for the future. Inspired by the vision of HM King Charles III and evolved by the Duchy of Cornwall over more than two decades, Nansledan features charismatic streetscapes and sustainable urban design.

Led by an award-winning site manager praised for exceptional craftsmanship, our homes embody character and quality, and are future-proofed with the inclusion of air source heat pumps, solar PV panels, and electric car charging points.

Life in Nansledan is about more than beautiful architecture, it's about joining a community where every day brings new opportunities to connect and thrive. There is a hub of independent shops, cafes, and leisure facilities, plus a primary school and community centre. Market Street is now taking shape and this vibrant new centre will soon feature a market hall showcasing local Cornish produce, alongside new shops, offices, and a public courtyard. With a Tesco supermarket due to open in 2027 and the heart of Newquay – with its excellent beaches and selection of shops and eateries – less than two miles away, everything you need is within reach.

Nansledan also offers nearly 300 acres of green open spaces, including allotments, parks, playgrounds and an orchard. Residents can explore Pras Trewolek (also known as the SANG, which stands for Suitable Alternative Natural Greenspace), which has been transformed into a stunning outdoor haven featuring 3.7km of pathways, viewing platforms, a bird hide, and wildflower meadows.

If you are looking for a characterful home near the sea, Nansledan is the perfect place to call home.

Find out more about our available homes and contact us today to book a viewing.

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 panels
- Solar PV panels
- 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

PLOT 1

FOUR BED ROOM HOME

GROUND FLOOR

Living Room 4.20 x 5.95m (13'9" x 19'6" max)

Kitchen / Dining Room 3.81 x 6.45m (12'6" x 21'1" max)

Study 3.81 x 2.37m (12'6" x 7'9" max)



GROUND FLOOR

FIRST FLOOR

Bedroom 1

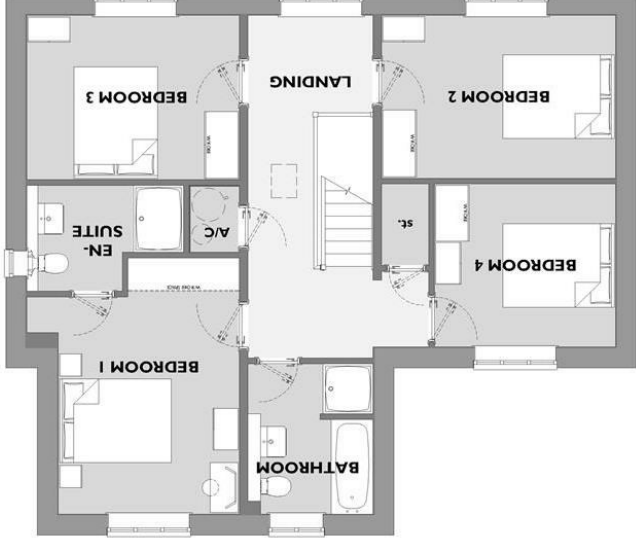
3.25x 3.9m (10'8" x 12'10" max)

(Dimension excluding recess & wardrobe recess)

Bedroom 2 4.20 x 2.92m (13'9" x 9'6" max)

Bedroom 3 3.81 x 2.95m (12'6" x 9'8" max)

Bedroom 4 3.25 x 2.92m (10'7" x 9'6" max)



FIRST FLOOR

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Very energy efficient - lower running costs (82 plus)

Not energy efficient - higher running costs (1-20)

England & Wales

EU Directive 2002/91/EC



Connecting People to Property Perfectly

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

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 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 matters 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 approximate.