



42, Stret Galahad, Nansledan, TR8 4TN

david ball  
Agencies

Located in a highly desirable position, 42 Stret Galahad is a stunning example of modern architectural quality built in partnership with the Duchy of Cornwall. This spacious semi detached three bedroom house beautifully marries traditional external charm complete with comfortable, contemporary living, while still benefiting from the remainder of its NHBC new-build warranty.

**Asking Price £399,995 Freehold**

## Key Features

- Semi Detached House
- Three Bedrooms
- Spacious Kitchen/ Dining Room
- Utility
- Remainder of NHBC Warranty
- Parking & Garage
- Chain Free





## The Property

The ground floor boasts a beautifully proportioned space highlighted by a premium fitted kitchen and dining area, ideal for family life and entertaining. Alongside the kitchen is a wonderfully spacious lounge, a separate practical utility room, and a convenient downstairs WC.

Upstairs, the flexible room layout provides three double bedrooms, including a master bedroom with its own private en-suite shower room, as well as a contemporary family bathroom. The entire property is serviced by efficient gas central heating

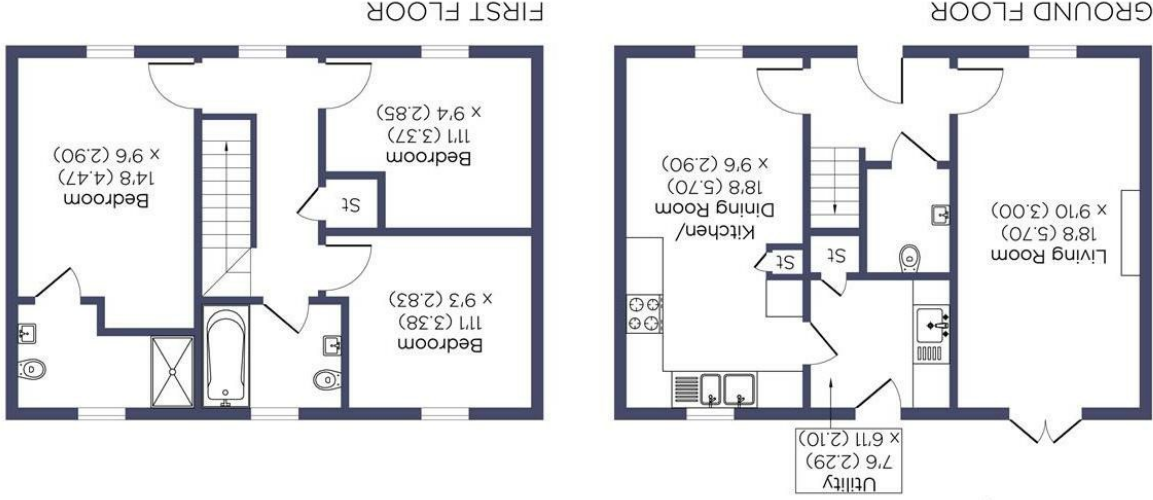
## Exterior

Outside, the property features a private, fully enclosed sunny rear garden. The home comes complete with a garage and a dedicated parking space.

## Location

Situated in the award winning sustainable community of Nansledan, this home offers an unparalleled coastal lifestyle just under two miles from the vibrant heart of Newquay and its world famous surfing beaches. Nansledan itself is a visionary, walkable community designed around local convenience. Residents enjoy direct access to independent artisan cafes, boutique shops, and Nansledan Primary School. Surrounded by protected green spaces, community orchards, and beautiful nature paths like Trewolek Meadow, it offers an idyllic setting for outdoor recreation and family life. Excellent regional transport links are nearby, with Cornwall Airport Newquay located only four miles away.

Street Galahad, Nansledan, Newquay, TR8  
Approximate Area = 1048 sq ft / 97.3 sq m



**PINKPLAN**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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| Energy Efficiency Rating                    |           |  |
|---------------------------------------------|-----------|--|
| Current                                     | Potential |  |
| 94                                          | 83        |  |
| Very energy efficient - lower running costs |           |  |
| A (82 plus)                                 |           |  |
| B (81-91)                                   |           |  |
| C (69-80)                                   |           |  |
| D (55-68)                                   |           |  |
| E (39-54)                                   |           |  |
| F (21-38)                                   |           |  |
| G (1-20)                                    |           |  |
| Not energy efficient - higher running costs |           |  |
| England & Wales                             |           |  |
| EU Directive 2002/91/EC                     |           |  |