



30B, Stret Goryan, Newquay, TR8 4GN

**david ball**  
Agencies

Exceptional two bedroom residence in the sought-after Nansledan community. Beautifully maintained featuring a sun drenched garden, private parking and enclosed car port. Prime Duchy setting within easy reach of shops, schools and stunning local beaches.

**£295,000 Freehold**

## Key Features

- GREAT LOCATION
- TWO GOOD SIZED BEDROOMS
- PARKING
- FANTASTIC KITCHEN
- GAS CENTRAL HEATING
- GARDEN
- EXCELLENT LOCAL AMENITIES, SCHOOL AND GREEN SPACES NEARBY

## LOCATION

Nansledan is a thoughtfully designed extension of the coastal town of Newquay, located on Cornwall's scenic north coast. Developed on Duchy land with direct input from King Charles, the former Duke of Cornwall, this vibrant community combines traditional charm with modern convenience. Nansledan features shops, bakeries, bars, and its own primary school and nursery, along with three parks, children's play areas, and a newly opened skate park, with more recreational areas planned in future phases. The soon to be completed Market Street, just a five minute walk from the property, will add a supermarket, food hall, and additional shops to the community. Approximately two miles away, Newquay itself offers an extensive range of shopping, schools, and a selection of bars, restaurants, and nightclubs. Newquay's historic working fishing harbor and stunning coastline are among the finest in Europe. The town is well-connected, with local bus and rail services, and Newquay Airport is just six miles from the property.





## PROPERTY

The accommodation opens with a welcoming entrance hall, setting the tone for this beautifully presented home, and leads through to a stylish lounge. To the rear, the impressive kitchen/dining room provides a superb setting for modern living and entertaining. Fitted with an attractive range of grey shaker style wall and base units, complemented by stone effect work surfaces, the kitchen combines practicality with contemporary design. Integrated stainless steel oven, hob and extractor hood are included, together with space for a fridge/freezer and washing machine. The dining area comfortably accommodates a family table and chairs and benefits from a wall mounted storage unit and additional space for further appliances if desired. A convenient cloakroom WC completes the ground floor.

Upstairs, two generously proportioned double bedrooms are presented in excellent decorative order. The modern bathroom features a sleek fitted suite comprising a panelled bath with overhead shower, wash hand basin and low-level WC, enhanced by a heated towel rail and extractor fan.

## EXTERIOR

The beautifully arranged rear garden is set across two attractive tiers, creating distinct spaces for relaxation and entertaining. The upper level enjoys a sun-soaked patio perfect for al fresco dining and summer gatherings while the lower tier is laid to lawn and offers direct access to the allocated parking area. Further enhancing the practicality of the home is an enclosed car port, positioned beneath the neighbouring coach house, providing sheltered parking along with excellent additional storage potential.

## ROOM MEASUREMENTS

Kitchen 3.99m x 2.82m

WC 1.52m x 1.02m

Living Room 4.34m x 2.95m

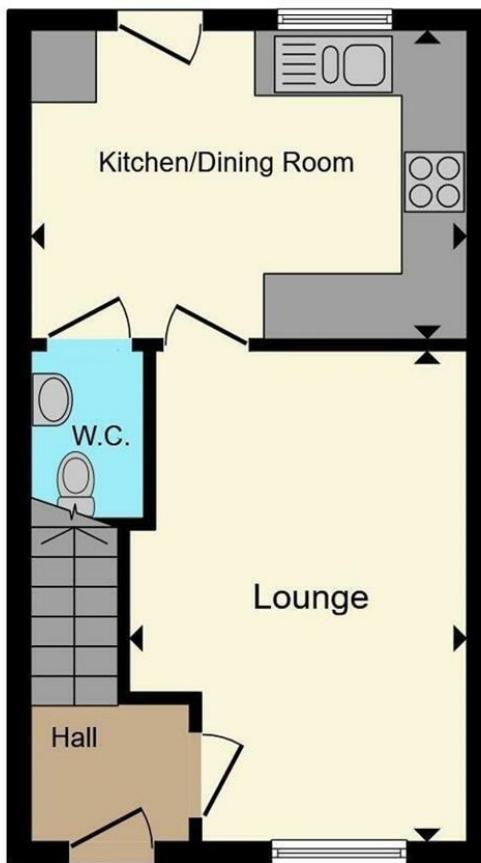
Hallway 1.55m x 1.09m

First Floor Landing 2.13m x 1.98m

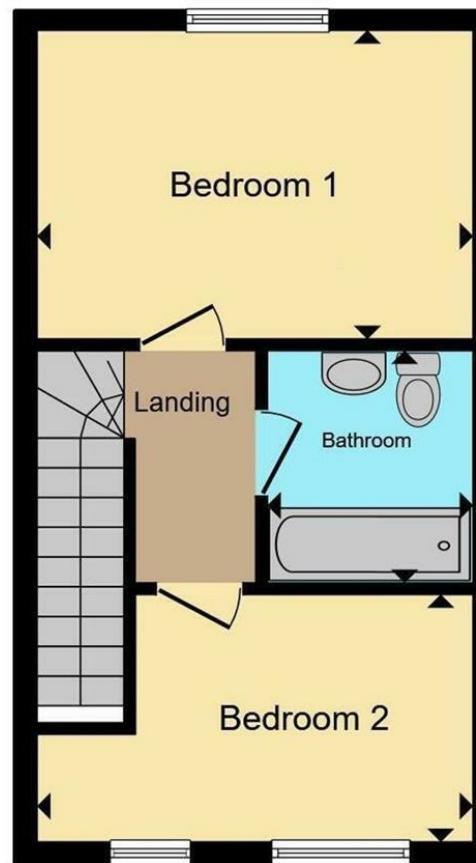
Bedroom 3.99m x 2.82m

Bathroom 2.06m x 1.88m

Bedroom 3.99m x 2.29m



**Ground Floor**



**First Floor**

Total floor area 59.4 m<sup>2</sup> (640 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B			84
(69-80) C			
(55-68) D			
(35-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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