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**30B Stret Goryan, Newquay TR8 4GN**

**£285,000**

A GORGEOUS AND IMMACULATELY PRESENTED TWO DOUBLE BEDROOM HOME ON THE HIGHLY DESIRABLE DUCHY DEVELOPMENT OF NANSLEDAN WITH A BEAUTIFULLY STOCKED WESTERLY FACING GARDEN, A CAR PORT AND ALLOCATED PARKING, PERFECT FOR FIRST TIME BUYERS.

PROPERTY TYPE: House - Mid Terrace

RECEPTIONS: 1 / BEDROOMS: 2 / BATHROOMS: 1

**FEATURES:**

- TWO DOUBLE BEDROOM NANSLEDAN HOME
- PERFECT FOR FTB
- PARKING AND A CAR PORT
- GORGEOUS, WESTERLY FACING GARDEN
- ONLY THREE YEARS OLD
- REMAINDER OF NHBC GUARANTEE
- IMMACULATELY PRESENTED
- TUCKED AWAY FROM THE BUSIER ROADS

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## DESCRIPTION:

Welcome to Thirty B Street, Goryan, an immaculate and generously proportioned two double bedroom home, bursting with kerb appeal and ideally positioned within the prestigious Nansledan development. This stylish property perfectly blends space, comfort, and charm in one of Newquay's most sought-after neighbourhoods. Tucked away from the busier roads in a well-established part of the community, the home is just a short stroll from local shops, cafés, and everyday conveniences. Newquay's vibrant town centre and famous beaches are only a 10-minute drive away, while a wealth of amenities including Nansledan School, The Little Cornish Pantry, the scenic SANG green space, Henver Road Co-op and Post Office, Quintrell Downs Spar and train station, and Porth Beach are all within easy walking distance.

Often described as the crown jewel of Newquay, Nansledan is a landmark Duchy of Cornwall development. Planned to include over 4,000 homes, it has already grown into a thriving and characterful community, with colourful streets lined by independent shops, cafés, and local businesses. Families are especially drawn to the strong sense of community, excellent primary school, and beautiful green spaces such as Trewolek Meadow (SANG). For lovers of the coast, Newquay's world-class surf beaches and breathtaking shoreline are just two miles from your doorstep.

Upon entering, a welcoming hallway with stairs rising to the first floor leads into the lounge, where an easterly-facing window fills the room with morning sunshine. This cosy yet well-proportioned living space offers plenty of room for lounge furniture and flows seamlessly into the kitchen diner.

To the rear of the property, the kitchen diner features a contemporary range of grey shaker-style units, with designated space for a fridge freezer, dishwasher, and washing machine. Bright and practical, this space is ideal for both everyday living and entertaining. Just off the kitchen, there is a useful cloakroom and direct access out to the garden.

Upstairs, the property offers two generous double bedrooms. One enjoys the morning sun, while the other overlooks the rear garden. The family bathroom is stylishly finished with attractive tiling and includes a bath with shower over.

Built in 2023, the property benefits from the remainder of its NHBC warranty. Additional features include gas central heating via a combination boiler located in the kitchen, as well as classic wooden sash windows. The Nansledan freehold management charge is approximately £200 per annum.

Outside, the fully enclosed rear garden enjoys a desirable westerly aspect, making the most of the afternoon and evening sun. Thoughtfully landscaped, it features a generous patio area that captures the last of the evening sun, alongside a sheltered astro turf section surrounded by mature plants and shrubs; perfect for summer barbecues or relaxing with a drink.

From the garden, there is access to the rear, where you will find an allocated parking space and car port. Unrestricted on-street parking is also available to the front of the property.

In summary, this charming home is beautifully finished throughout and would make an ideal purchase for first-time buyers, downsizers, or investors seeking a high-quality property in one of Newquay's most desirable modern developments.

Hallway  
1.55 x 1.09 (5'1" x 3'6")

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WC  
1.52 x 1.02 (4'11" x 3'4")

Lounge  
4.34 x 2.95 (14'2" x 9'8")

Kitchen Diner  
3.99 x 2.82 (13'1" x 9'3")

Bedroom 1  
3.99 x 2.82 (13'1" x 9'3")

Bedroom 2  
3.99 x 2.29 (13'1" x 7'6")

Bathroom  
2.06 x 1.88 (6'9" x 6'2")

#### Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

Items shown in photographs are not included unless specifically mentioned in the sales particulars.

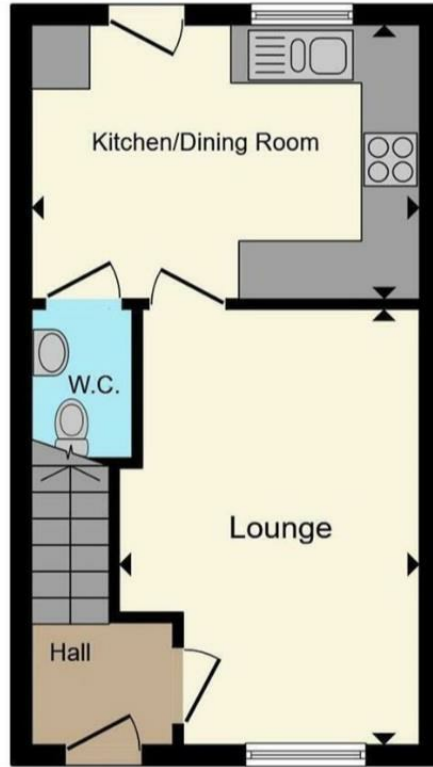
All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

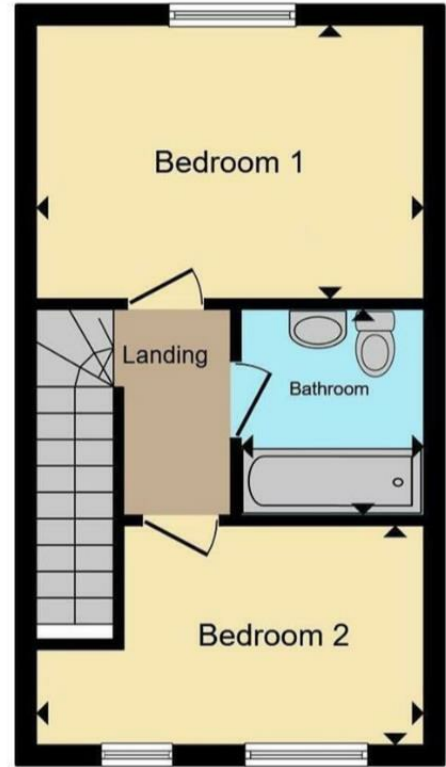
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**FLOORPLAN:**



**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	(92-100) <b>A</b>	84	98
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(02-10) <b>A</b>		
	(11-20) <b>B</b>		
	(21-30) <b>C</b>		
	(31-40) <b>D</b>		
	(41-50) <b>E</b>		
	(51-60) <b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(61-70) <b>G</b>		
England & Wales		EU Directive 2002/91/EC	

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