



Plot 52, Nansledan, Newquay, TR8 4JU

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AVAILABLE TO MOVE IN NOW WITH £7,747 STAMP DUTY CONTRIBUTION, £1000 TOWARDS MOVING COSTS PLUS FLOORING PACKAGE t&c's apply Plot 52 is a detached 3 bed 1 bath new home offering 818 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 floor tiling to both kitchen/diner and cloakroom. Stunning bathroom suite and sanitary ware, 10 year NHBC warranty, Air source heat pump, Electric car charging point. Impeccable style, design and finish. Garage with lighting and power. Allocated parking space. Turfed rear garden and good sized patio.

**£354,950 Freehold**

## Key Features

- Prestigious Duchy Development
- 10 year NHBC warranty
- High Specification
- Premium finishes throughout
- Choice of Ellis fitted kitchen
- Built by award winning developer
- Air Source Heat Pump
- Call to view show home

### Nansledan

Nansledan is a 540-acre extension to the coastal town of Newquay on the north coast of Cornwall in South West England. The name is Cornish for 'broad valley'.

It is being led by the Duchy of Cornwall, which owns most of the land that will make up Nansledan. The Duchy is a private estate established in 1337 which funds the public, charitable and private activities of the Prince of Wales and his family.

Over time Nansledan will evolve into a community of more than 4,000 homes supporting a similar number of jobs. It will include its own High Street, church, school and public spaces, helping to meet the future needs of Newquay in a complementary and sustainable way.





## 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.

## Property Features

- Turfed gardens
- Outside courtesy lighting
- Choice of internal paint colour
- Outside tap
- Patio / paving to rear
- Air source heat pump heating
- Underfloor heating to ground floor
- Timber composite front door
- USB sockets in lounge / kitchen / study or smallest bedroom
- Data /TV aerial points to all habitable rooms
- Garage with Garador Carlton door
- Parking space - (by licence)
- Six panel smooth internal doors

## Kitchen

- Choice of Ellis fitted kitchens
- Choice of Porcelonosa /Devon tiles
- Fitted floor tiling as standard
- Option to upgrade to Quartz worktops and upstand (if applicable)
- AEG Appliances
- Stainless steel sink & chrome mixer tap
- Led spot lighting
- Chrome tile edging as standard
- USB double socket

## Bathrooms & En-suite

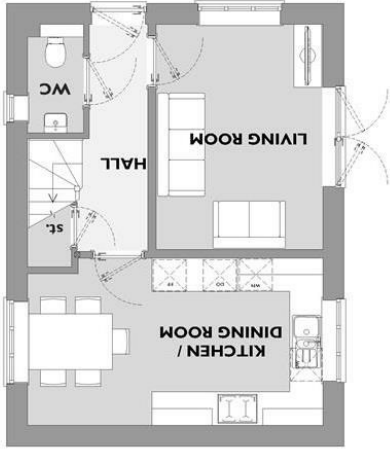
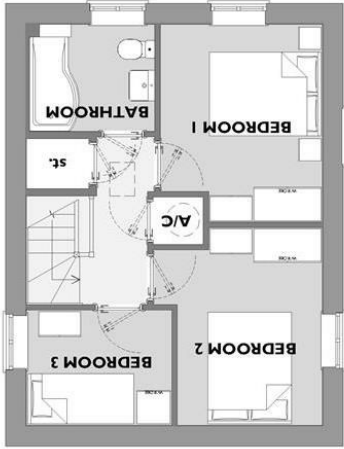
- Choice of tiling supplied by Porcelanosa
- Contemporary white sanitary ware
- Glass bath & shower screens
- Chrome brass ware by Hansgrohe
- White topaz towel rails to bathrooms and en-suites
- Back to wall close coupled WC (if applicable)
- Semi pedestal wash hand basins
- Chrome tile edging as standard

## Viewing

For further information or to arrange a visit please call the David Ball New Homes team - 01637 871694

PLOT  
THREE  
BEDROOM HOME  
52

FIRST FLOOR	
Bedroom 1	2.90 x 3.55m (9'6 x 11'8ft max) (Dimensions including recess)
Bedroom 2	2.60 x 3.54m (8'6 x 11'8ft max) (Dimensions excluding door recess)
Bedroom 3	2.60 x 2.06m (8'7 x 6'9ft max)
GROUND FLOOR	
Living Room	2.99 x 4.04m (9'10 x 13'3 ft max)
Kitchen / Dining Room	5.30m x 3.00 m (17'5 x 9'10 ft max)



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Connecting People to Property Perfectly

Energy Efficiency Rating		
Current	Potential	
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		
Very energy efficient - lower running costs		
A (92 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		
		

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