Plot 44, Nansledan, Newquay, TR8 4JU

david ball
Agencies

£14,500 TOWARDS STAMP DUTY AND £500 TOWARDS LEGALS. T&C'S APPLY. FITTED FLOORING PACKAGE, READY TO MOVE INTO, PLOT 44 NEW CG FRY 4 DOUBLE BED 3 BATH HOUSE, KITCHEN STONE WORKTOP UPGRADE, SOLAR PV PANELS, AIR SOURCE HEAT PUMP, CAR CHARGING POINT, UTILITY ROOM, 10 YEAR WARRANTY
Offering 1528 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 both kitchen/diner and utility. Stunning bathroom suite and sanitary ware. Air source heat pump heating system. Solar PV panels. 10 years NHBC warranty. Impeccable style, design and finish. Garage with lighting and power. Parking space. Turfed garden and well sized patio.

£489,950 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 and Solar Panels
- Call to view 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.

Property Features

- Turfed gardens
- Outside courtesy lighting
- Choice of internal paint colour
- Outside tap
- Patio / paving to rear
- Air source heat pump heating and solar panels
_ 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 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

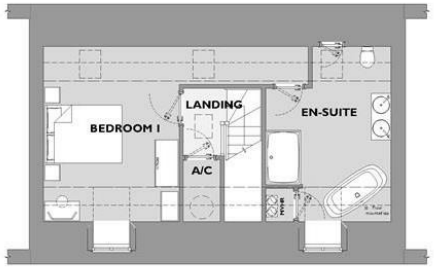
- Choice of tiling supplied by Porcelanosa
- Contemporary white sanitary ware
- Glass bath & shower screens
- Chrome brass ware by Hansgrohe
- White topaz towel rails to bathrooms and en-suites
- Back to wall close coupled WC (if applicable)
- Semi pedestal wash hand basins
- Chrome tile edging as standard

Viewing

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

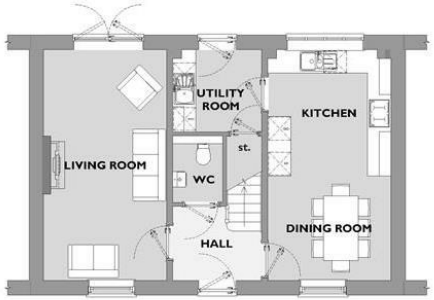
PLOT 44

FOUR BEDROOM HOME



SECOND FLOOR

FIRST FLOOR



GROUND FLOOR

SECOND FLOOR

Bedroom 1
3.49 x 4.52m (11'6 x 14'10ft max)
(Dimensions excluding en suite access)

FIRST FLOOR

Bedroom 2
3.17 x 3.70m (10'5 x 12'2ft max)
(Dimensions excluding wardrobe recess)

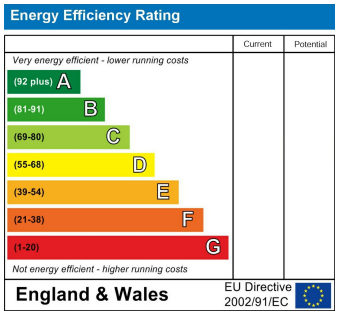
Bedroom 3
3.51 x 2.92m (11'6 x 9'7ft max)

Bedroom 4
3.18 x 2.92m (10'5 x 9'7ft max)
(Dimensions excluding door recess)

GROUND FLOOR

Living Room
3.17 x 5.95m (10'5 x 19'6ft max)

Kitchen / Dining Room
3.17 x 5.95m (10'5 x 19'6ft max)



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