20, Stret Myghtern Arthur, Newquay, TR8 4GJ

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Agencies

This charming semi-detached family home, built by award-winning developers CG Fry, is situated in a sought-after location within the prestigious Duchy of Cornwall development at Nansledan.
The property offers spacious and well-planned accommodation, featuring an impressive kitchen dining room, a comfortable lounge, and a convenient downstairs WC. Upstairs, there are three well proportioned bedrooms, including a principal bedroom with an en-suite, alongside a family bathroom. Externally, the property benefits from an enclosed rear garden, a garage, and off street driveway parking, making it an ideal home for modern family living.

£345,000 Freehold

Key Features

- EARLY VIEWING HIGHLY RECOMENDED
- PRINCIPLE BEDROOM EN-SUITE
- GARAGE
- DOUBLE GLAZED WINDOWS
- GREAT LOCATION
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN

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 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.

THE PROPERTY

The property offers well-presented and spacious accommodation arranged over two floors, making it an ideal family home. The ground floor comprises a welcoming lounge, a kitchen/dining room and a convenient cloakroom. The kitchen diner is fitted with a selection of wall and base units, roll-top work surfaces and a range of integrated appliances, including a double oven and hob, fridge/freezer, washing machine and dishwasher. There is also access to the rear of the property, making it particularly convenient for everyday living and entertaining. Upstairs, there are three bedrooms, including two double bedrooms and one single bedroom. The master bedroom benefits from an en-suite, while a family bathroom serves the remaining bedrooms. Further features include double glazing, central heating throughout, fitted blinds and neutral décor in all rooms. The property is presented in immaculate condition and offers an excellent opportunity for anyone seeking a ready to enjoy family home.

EXTERIOR

Outside, the rear garden is laid with mature shrubs and bushes and features a patio area and summer house, providing an attractive space for relaxing and enjoying the outdoors. The property also benefits from a driveway, parking and a garage.

SERVICES

Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

Stret Myghtern Arthur, Nansledan, Newquay, TR8
Approximate Area = 932 sq ft / 86.5 sq m
Outbuilding Area = 61 sq ft / 5.6 sq m
Total Area = 993 sq ft - 92.1 sq m

OUTBUILDING GROUND FLOOR FIRST FLOOR

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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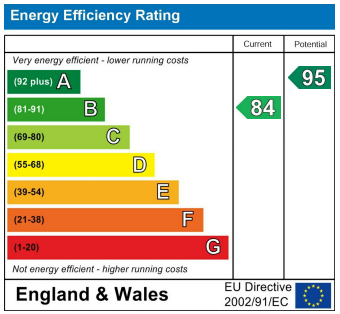

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