



50, Stret Kosti Veur Wartha, Newquay, TR8 4SX

**david ball**  
Agencies

This charming semi detached family home, built by award-winning builders CG Fry in 2022, is located in a secluded area of the highly sought-after Duchy of Cornwall development, Nansledan. The spacious accommodation includes an impressive kitchen-dining room, a comfortable lounge, and a convenient downstairs WC. On the first floor, you'll find three double bedrooms, including a principal bedroom with an en-suite, as well as a family bathroom. Outside, the property features an enclosed rear garden, a garage, and off-street driveway parking.

**Guide Price £395,000 Freehold**

## Key Features

- EARLY VIEWING HIGHLY RECOMENDED
- PRINCIPLE BEDROOM EN-SUITE
- GARAGE & ALLOCATED PARKING
- BUILT BY AWARD WINNING BUILDING C G FRY
- SOUGHT AFTER LOCATION
- GAS CENTRAL HEATING
- ENCLOSED REAR SOUTH FACING LANDSCAPED GARDEN
- SHOW HOME QUALITY FINISHES THROUGHOUT

## 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 lively 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.

## Entrance Hallway

Double glazed door to the front elevation with fitted window blinds. Stairs rising to first floor. Under stairs storage cupboard. Radiator.





## Lounge

Dual aspect double glazed windows with fitted window blinds. Radiator.

## Kitchen Dining Room

Double-glazed patio doors and a rear-facing window with fitted blinds. The kitchen features a fitted shaker-style design with a range of base, wall, and drawer units topped with granite work surfaces. It includes an inset one-and-a-quarter stainless steel sink with a mixer tap, an integrated double electric oven with a five-ring induction hob, and built-in appliances such as a fridge/freezer, washing machine, and dishwasher. The space is finished with a tiled floor and a radiator.

## Landing

Access to bedrooms and bathroom. Storage cupboard. Access to loft.

## Bedroom one

Double glazed Window to the front aspect with fitted window blinds .Radiator

## Bedroom Two

Double glazed window to the rear aspect with fitted window blinds . Radiator

## Bedroom Three

Double glazed window to the rear aspect. with fitted window blinds Radiator

## En-suite

Shower cubicle fully tiled with mains overhead shower and screen. Close coupled WC with dual flush, Wall mounted wash hand basin with mixer tap. Dual fuel heated towel rail. Extractor fan. Fitted mirrors.

## Garage

Single up and over door in the front elevation. Power connected.

## Bathroom

Double glazed wooden window to the front elevation. P shaped shower bath with mixer tap and mains fed overhead shower and screen. Close coupled WC with dual flush. Wall mounted wash hand basin with mixer tap. Dual fuel heated towel rail. Fully tiled walls around bath. Fitted mirrors.

## External

Enclosed landscaped south facing garden with a fence and wall, featuring a lawn, lime sent raised a paved area, and planted sections at the to the rear and to the front.

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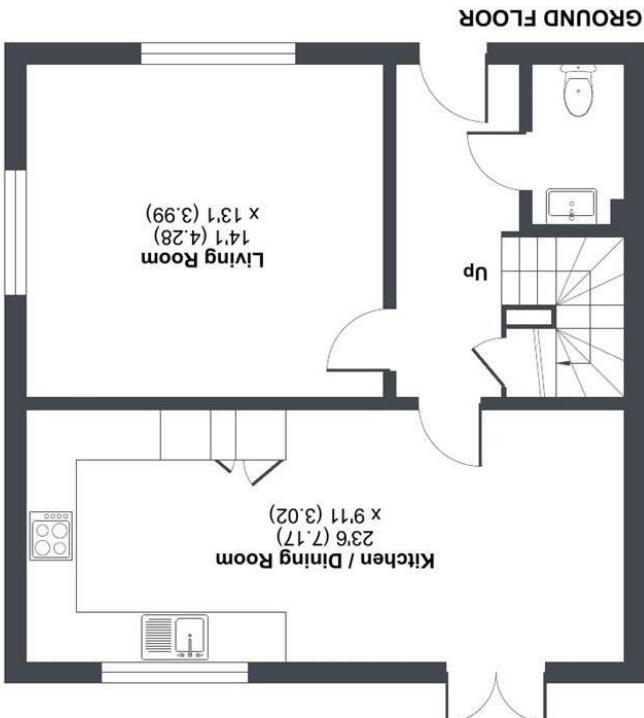
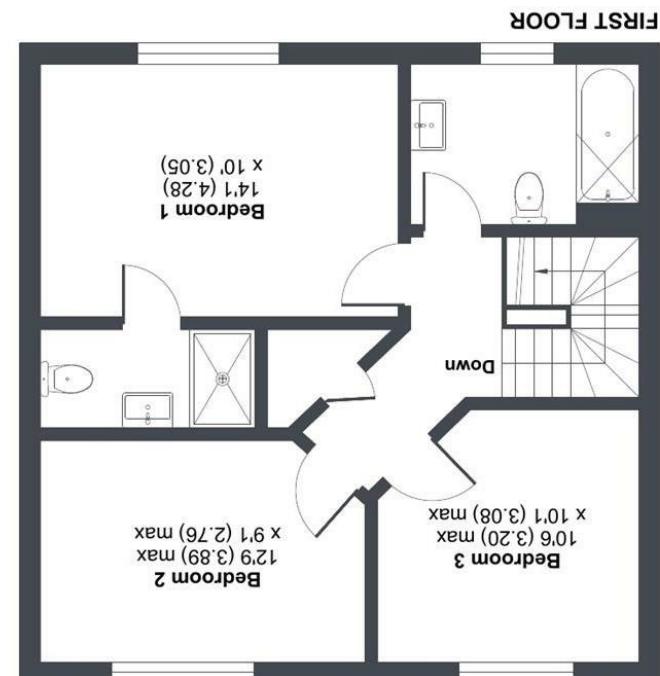
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England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
(G-20)	
(21-30)	
(31-40)	
(41-46)	
(47-56)	
(57-66)	
(67-76)	
(77-86)	
(87-96)	
Very energy efficient - lower running costs	
96	85
Current	Future
Particulars	



Approximate Area = 1106 sq ft / 102.7 sq m  
For identification only - Not to scale  
Nansledan, Newquay, TR8



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