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## 15 Stret Kosti Veur Woless, Nansledan TR8 4GU

**£445,000**

AN IMPRESSIVE FOUR/FIVE BEDROOM HIGH QUALITY MORRISH HOME FEATURING TWO EN SUITE BEDROOMS, A STUNNING SOUTHERLY-FACING REAR GARDEN THAT'S BEEN BEAUTIFULLY LANDSCAPED WITH A LARGE SUN DECK, AND A SINGLE GARAGE

**PROPERTY TYPE:** House - End Terrace

**RECEPTIONS:** 1 / **BEDROOMS:** 5 / **BATHROOMS:** 4

### FEATURES:

- GORGEOUS FOUR/FIVE BEDROOM HIGH QUALITY MORRISH HOME
- GARAGE AND PARKING
- BEAUTIFULLY LANDSCAPED SOUTHERLY FACING GARDEN
- STYLISH DECOR THROUGHOUT
- WALKING DISTANCE TO SCHOOLS
- HIGHLY DESIRABLE DUCHY OF CORNWALL DEVELOPMENT
- CONVENIENTLY LOCATED CLOSE TO THE SHOPS AND CAFES
- TWO EN SUITE BEDROOMS
- FLEXIBLE ACCOMMODATION

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## DESCRIPTION:

Welcome to Number Fifteen Stret Kosti Veur Woles, an impressive four/five bedroom Morrish family home, positioned right on the edge of Nansledan and just a ten-minute drive from the lively seaside town of Newquay.

Nansledan, often referred to as the jewel in Newquay's crown, lies just a short distance from the town's bohemian centre, and as part of the Duchy Estate, it's rapidly evolving into a vibrant new community of 4,000 homes, where a bustling high street offers a fantastic mix of local shops and cafés that cater to all tastes. With a highly regarded Primary School nearby and generous green spaces throughout, Nansledan is perfectly suited to family life, especially being just two miles from Newquay's broad selection of shops, cafés, and lively bars. The area is also home to some of North Cornwall's most stunning surfing beaches and dramatic coastline, offering both adventure and relaxation. On the eastern edge of the development, Trewolek Meadow, known locally as the SANG, spans a wide area of farmland and provides a natural haven for wildlife, as well as a scenic and safe spot for children and pets to explore freely. This unique green space blends countryside charm with coastal living, making Nansledan a truly special place to call home.

Step inside to a welcoming hallway where stairs rise to the first floor, and a convenient cloakroom adds functionality, while to your right, a bright and spacious dual aspect lounge awaits, featuring a front-facing window and patio doors that open out to the south facing rear garden. A stylish yet comfortable space, offering the perfect environment for the whole family to relax and unwind.

To the left of the hallway, the impressive kitchen-diner offers a generous range of light grey gloss units, complemented by a full range of integrated appliances including a fridge freezer, dishwasher, washing machine, double oven, and gas hob—ideal for both everyday meals and entertaining guests.

The first floor presents three generous double bedrooms, one of which benefits from an en suite shower room, while the main family bathroom is sleek, spotless, and beautifully tiled. The second floor has been thoughtfully configured to form a luxurious bedroom suite, consisting of a spacious double room, a separate dressing room that could also serve as a fifth bedroom or home study, and an additional en suite shower room.

Featuring gas central heating and double glazed wooden windows throughout, this property also comes with a freehold management charge of approximately £285.00 per year as part of the Nansledan community.

Outside, the southerly-facing garden has been beautifully landscaped and lovingly maintained by the current owners, boasting a large sun deck and a substantial astro-turfed area, ideal for young children to play safely while adults relax. There's also direct access to a single garage from the garden and an additional parking space at the rear, making day-to-day living as practical as it is enjoyable.

In conclusion, this is a fantastic family home with generously sized bedrooms, immaculate presentation throughout, a sunny and private garden, and a prime location within walking distance of local schools and just minutes from some of Cornwall's most iconic beaches.

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Hallway  
4.88m x 1.93m (16'0 x 6'4)

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Lounge  
5.94m x 2.92m (19'6 x 9'7)

.

Cloakroom  
1.93m x 1.12m (6'4 x 3'8)

.

Kitchen Diner  
5.89m x 2.74m (19'4 x 9'0)

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Bedroom 2  
2.92m x 2.90m (9'7 x 9'6)

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Bedroom 3  
2.92m x 2.87m (9'7 x 9'5)

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Bedroom 1  
4.06m x 2.77m (13'4 x 9'1)

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En Suite  
1.70m x 1.57m (5'7 x 5'2)

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Bedroom 4 2nd floor  
3.86m x 3.05m (12'8 x 10'0)

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Bedroom 5/Dressing Room  
3.00m x 2.06m (9'10 x 6'9)

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En Suite  
2.06m x 1.91m (6'9 x 6'3)

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Garage  
5.99m x 3.10m (19'8 x 10'2)

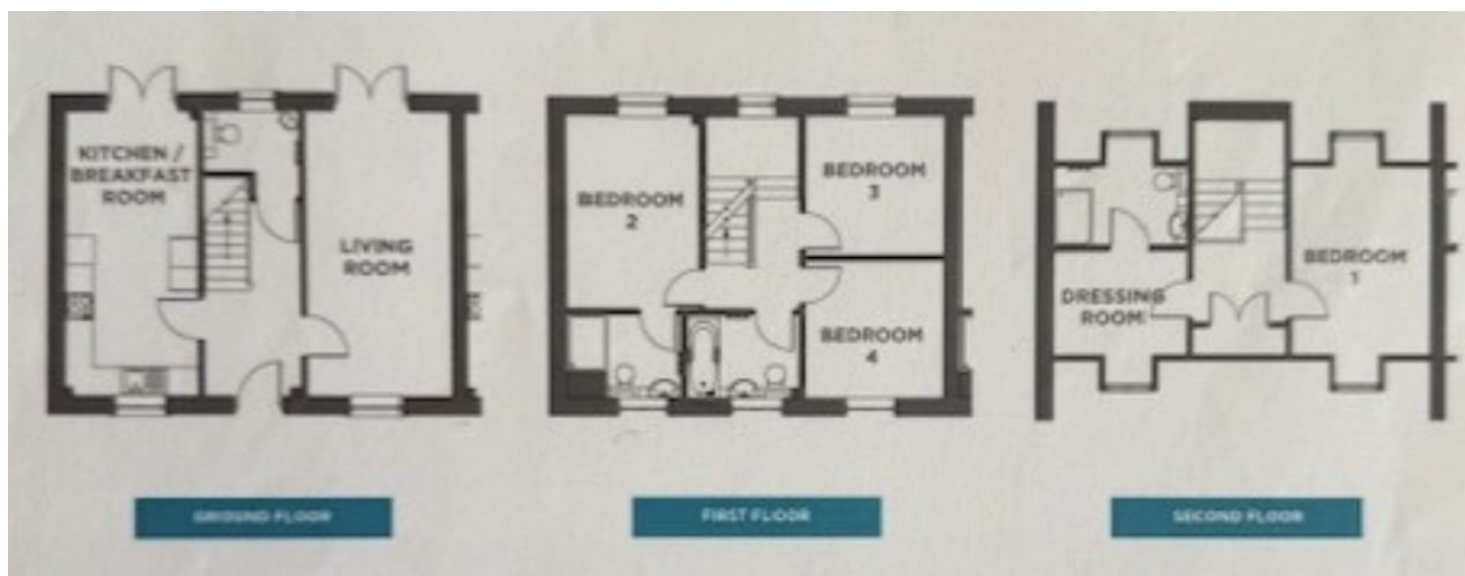
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## FLOORPLAN:



| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92-plus) <b>A</b>                          |  |         |           |
| (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>                            |  |         |           |
| (1-20) <b>G</b>                             |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| England & Wales                             |  | 86      | 95        |
| EU Directive 2002/91/EC                     |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92-plus) <b>A</b>  |  |         |           |
| (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>  |  |         |           |
| (1-20) <b>G</b>   |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| England & Wales   |  |         |           |
| EU Directive 2002/91/EC   |  |         |           |

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