



5, Lergh Trewolek, Nansledan, TR8 4SN

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Agencies

This charming semi-detached family home, is located in a superb area of the highly sought-after Duchy of Cornwall development, Nansledan. The spacious accommodation includes an impressive kitchen-dining room with quadruple aspect windows, a comfortable lounge, and a convenient downstairs WC.

On the first floor, you'll find three well sized bedrooms, including a principal bedroom with an en-suite, as well as a family bathroom. Outside, the property features an enclosed rear garden, a single garage, and off-street allocated parking.

Guide Price £375,000 Freehold

Key Features

- **CHAIN FREE**
- End of street corner plot
- Separate lounge with log burner
- Single garage
- Semi-detached three bedroom family home
- Spacious 22.6sqm kitchen/dining room
- Allocated parking
- Great Nansledan location

Location

Situated within what will be a central part of the prestigious Nansledan development, this stunning property is part of an award-winning extension to Newquay that offers a unique and vibrant place to call home. This sought-after neighbourhood seamlessly blends traditional Cornish charm with modern living and thoughtfully designed green spaces.

With the ever improving offering of shop including Home Nansledan, the popular wine bar Jacksons as well as the trendy eateries Sabzi and Shiva and the upcoming supermarket with the market square combined with the Newquay strategic route opening soon, Nansledan will only grow in what it offers to residents as well as popularity.





The Property

Constructed in 2021, this beautifully presented home has been enhanced beyond its original specification and occupies a desirable corner plot at the end of the street.

Upon entering through the front door, you are welcomed by a spacious entrance hall with stylish engineered wood flooring, which continues into the lounge. The hallway also provides access to a convenient downstairs WC. The lounge is a bright yet cosy space, benefiting from a dual aspect and featuring a charming log burner with slate hearth. Double doors open directly onto the garden, seamlessly blending indoor and outdoor living.

The kitchen/dining room is a stunning focal point of the home, flooded with natural light thanks to its quadruple-aspect windows and a door leading to the rear garden. The contemporary matt white kitchen has been upgraded with additional units and modern grey worktops. It includes integrated appliances such as an electric oven, gas hob with extractor, dishwasher, and washing machine, with space for a freestanding American-style fridge freezer. The contrasting tiled flooring adds a stylish touch to the open-plan space.

Ascending the naturally lit stairwell, you arrive at the first-floor landing, which provides loft access and a useful storage cupboard. The property offers three well-sized bedrooms, including a principal suite with an en-suite shower room. Both the en-suite and the family bathroom feature tiled flooring.

Externally

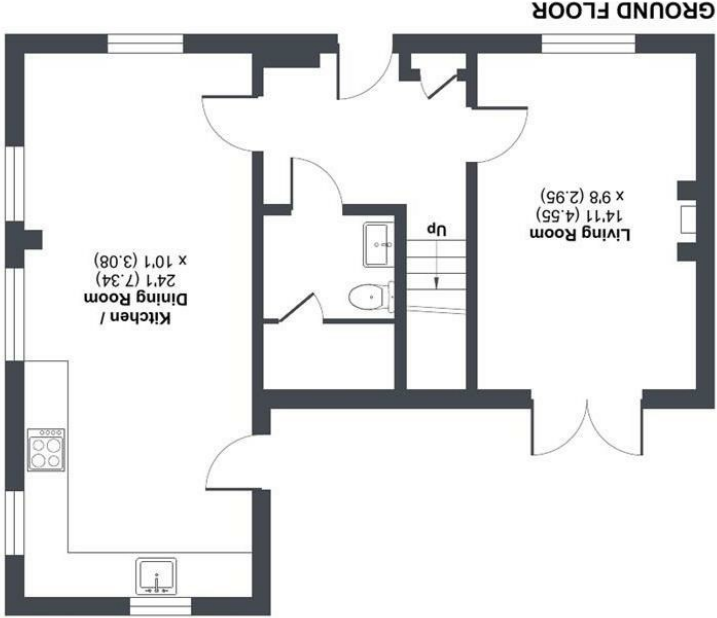
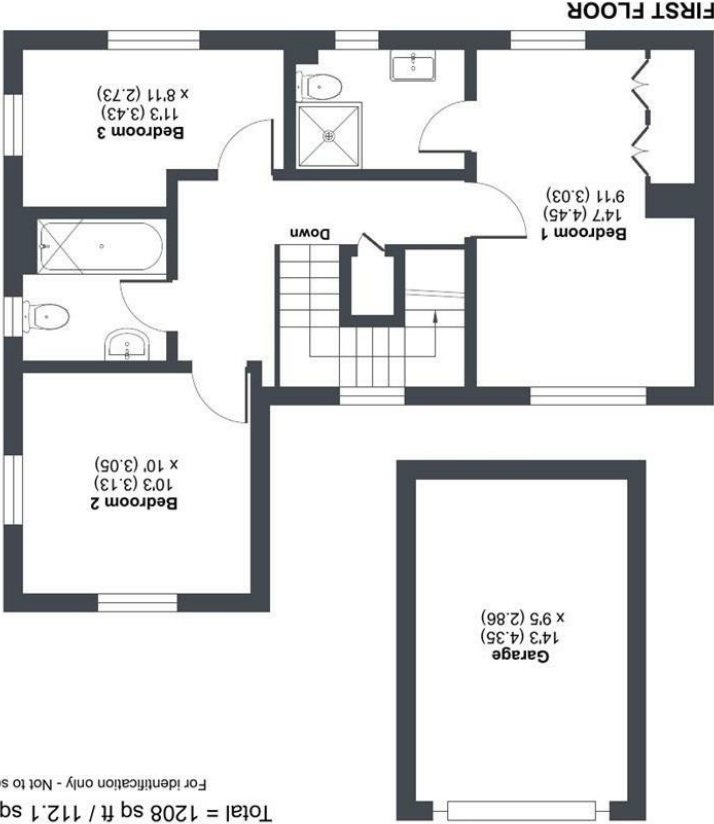
In keeping with Nansledan's distinctive style, the front of the property makes a striking impression, with granite steps leading to the entrance, flanked by neatly arranged plant beds. The front also benefits from a footpath bordered by cornish hedgerow that provides an ideal barrier between the house and the road.

The enclosed rear garden is tiered, with the lower level offering an ideal space for relaxation and entertaining, with the patio accessible from both the lounge and kitchen/diner. The upper tier is laid to lawn and has the access path to the rear parking area and single garage.

The garage benefits from power, a pitched roof for additional storage, and easy access from the garden, making it a practical and versatile addition to the home.

Lergh Trewolek, Nansledan, Newquay, TR8

Approximate Area = 1074 sq ft / 99.7 sq m
Garage = 134 sq ft / 12.4 sq m
Total = 1208 sq ft / 112.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
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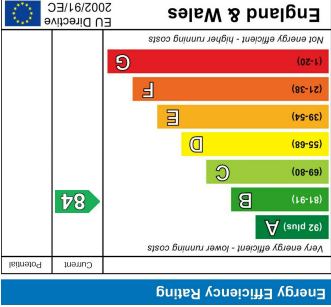
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