



Plot 42, Nansledan, Newquay, TR8 4JU

david ball  
Agencies

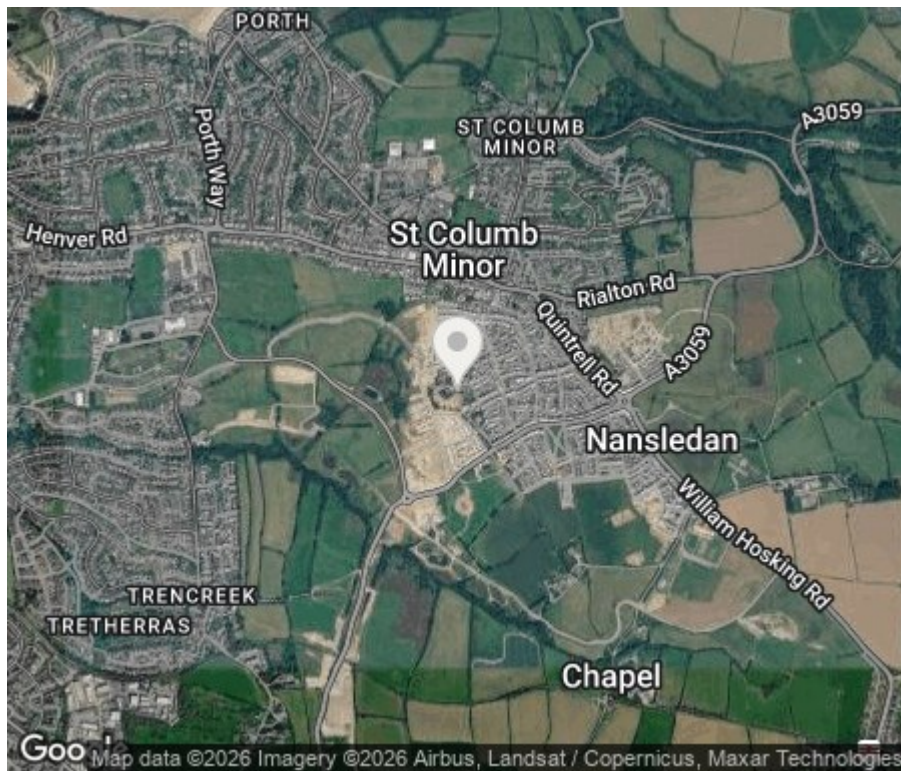
BRAND NEW CG FRY 4 DOUBLE BED 3 BATH HOUSE, 10 YEAR WARRANTY, £10,0000 CONTRIBUTION TOWARDS STAMP DUTY OFFER, FITTED FLOORING PACKAGE, SOLAR PV PANELS, AIR SOURCE HEAT PUMP and CAR CHARGING POINT.

Plot 42 is a semi-detached 4 double bed 3 bath 2.5 storey new home offering 1432 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 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 kitchen/dining room. Study/5th Bedroom on 2nd floor. Stunning bathroom suite and sanitary ware. Air source heat pump heating system. Solar PV panels. 10 years NHBC warranty. Impeccable style, design and finish. Turfed rear garden. Garage and parking.

**£447,500 Freehold**

## Key Features

- Prestigious Duchy Development
- 10 year NHBC warranty
- High Specification
- Premium finishes throughout
- Electric Car Charging Point
- 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

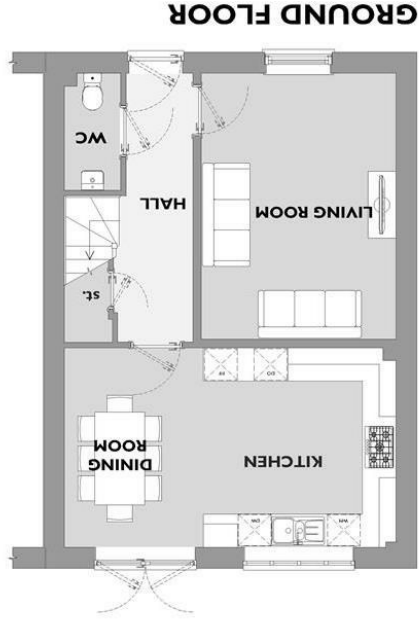
## Bathrooms & En-suite

- 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

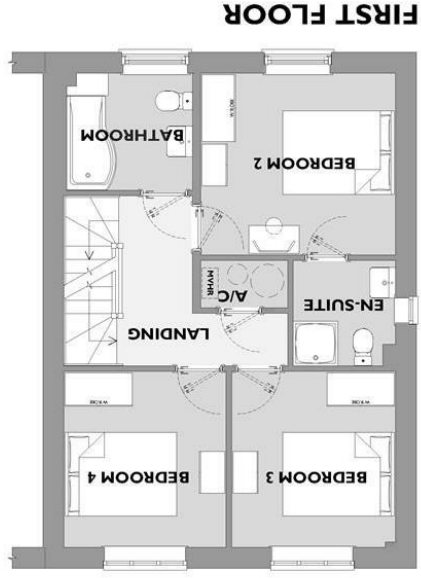
For further information or to arrange a visit please call the David Ball New Homes team - 01637 871694

# 42 PLOT FOUR BEDROOM HOME



Living Room  
3.49 x 4.77m (11'6" x 15'8ft max)

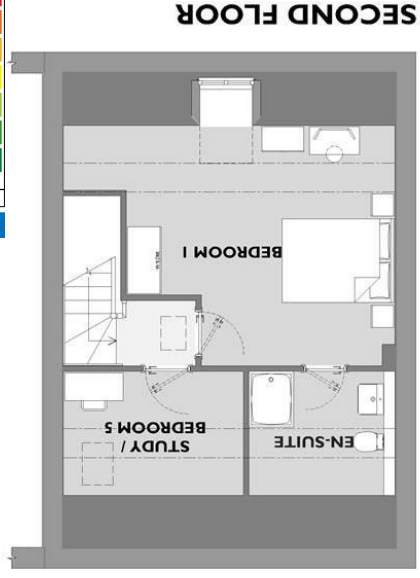
Kitchen / Dining Room  
5.95 x 3.58m (19'6" x 11'9ft max)



Bedroom 2  
3.49 x 3.26m (11'6" x 10'8ft max)

Bedroom 3  
2.94 x 3.16m (9'8" x 10'4ft max)

Bedroom 4  
2.91 x 3.16m (9'7" x 10'4ft max)



Bedroom 1  
5.95 x 4.30m (19'6" x 14'2ft max)

(Dimension including recess)

Study/Bedroom 5  
3.23 x 2.22m (10'7" x 7'4ft max)

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Connecting People to Property Perfectly

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (82 plus)	
B (81-81)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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