



6, Bownder Vesydhyans, Newquay, TR8 4GX

david ball
Agencies

This charming detached family home, built by award-winning builders C G Fry, 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.

£410,000 Freehold

Key Features

- EARLY VIEWING HIGHLY RECOMMENDED
- GREAT LOCATION
- PRINCIPLE BEDROOM EN-SUITE
- GAS CENTRAL HEATING
- GARAGE
- ENCLOSED REAR GARDEN
- INTEGRATED KITCHEN APPLIANCES WITH WALNUT BLOCK WORK SURFACE
- TWO PARKING SPACES
- EPC-B

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 HALL

Opaque double glazed composite door to the front elevation. Radiator Stairs rising to the first floor. Door to the ground floor cloakroom. Ferroker Titanio tiles.

CLOAKROOM

Close coupled WC with dual flush. Pedestal wash hand basin with mixer tap, Radiator. Half height tiled walls. Extractor fan. Fitted mirrors. Ferroker Titanio tiles.

LOUNGE

Dual aspect double glazed wooden windows. Wooden double glazed French doors leading to the rear enclosed garden. Wood Burner. Radiator.





KITCHEN/DINER

Double glazed triple windows to the front and rear elevation. Ellis Furniture kitchen with a range of base, wall and drawer units with Walnut block work surface over along. Built in integrated electric mid-level double AEG oven. A five ring AEG gas hob with extractor hood over. Integrated AEG dishwasher. Integrated Electrolux fridge freezer. One and quarter stainless steel under mounted sink unit with mixer tap. Under counter lights and down lighters in ceiling. Door leading to. Ferrroker Titanio floor tiles.

UTILITY

Double glazed composite door to the rear elevation, leading to the rear enclosed garden. Radiator. Base and wall units with laminate work surface over with upstand. Stainless steel under mounted sink unit with mixer tap. Door to under stairs cupboard. Ferrroker Titanio tiles.

LANDING

Double glazed wooden window to the front elevation. Storage cupboard housing hot water tank. Access to loft.

BEDROOM ONE

Double glazed wooden triple window to the front elevation. Double fitted wardrobe. Radiator. Door to

EN-SUITE

Double glazed window to the rear elevation. 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.

BEDROOM TWO

Double glazed wooden window to the front elevation. Radiator.

BEDROOM THREE

Double glazed wooden window to the rear elevation. Radiator.

FAMILY BATHROOM

Double glazed wooden window to the rear 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.

GARAGE

Single up and over door with light and power connected. Vaulted ceiling ideal for storage.

EXTERNALLY

The rear garden is a family-friendly space, enclosed by a combination of brick wall and fencing for added privacy and security. It features a grassy area, ideal for children to play, along with a paved patio that provides a perfect spot for outdoor dining and relaxation. A pathway of patio slabs leads to the rear gate, which offers convenient access to two parking spaces and a garage. Additionally, a designated children's play area makes this garden especially suitable for families, offering a safe and enjoyable outdoor environment for all.

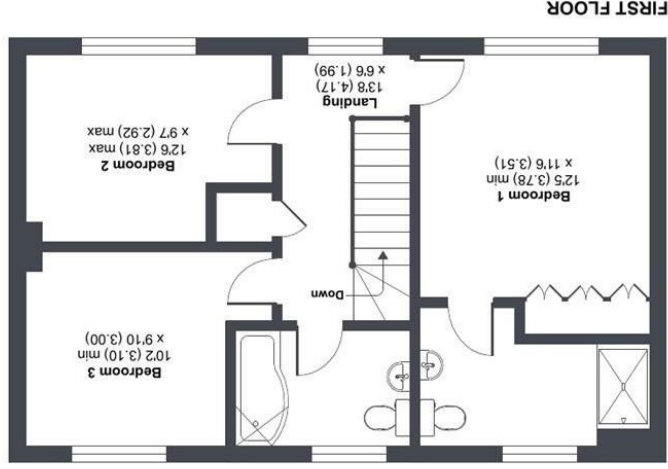
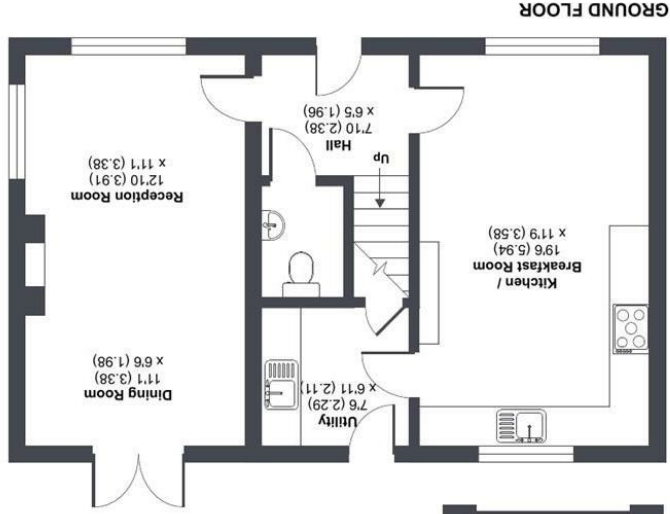
COUNCIL TAX BAND D

SERVICES

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

Bowder Vesdyhans, Nansledan, Newquay, TR8

Approximate Area = 1256 sq ft / 116.7 sq m
 Garage = 179 sq ft / 16.6 sq m
 Total = 1435 sq ft / 133.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchcom 2024. Produced for David Ball Agencies. REF: 1210468



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Energy Efficiency Rating	
Current	Potential
85	94
Very energy efficient - lower running costs A (82 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

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 EU Directive 2002/91/EC

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