



Plot 44, Nansledan, Newquay, TR8 4JU

david ball  
Agencies

BRAND NEW 4 DOUBLE BED 3 BATH HOUSE, 10 YEAR WARRANTY, KITCHEN STONE WORKTOP UPGRADE, SOLAR PV PANELS, AIR SOURCE HEAT PUMP, CAR CHARGING POINT, UTILITY ROOM Plot 44 is a mid terrace 4 bed 3 bath 2.5 storey new home offering 1528 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 local slate and granite features and will reflect the charm and architectural heritage. A fitted "Ellis Furniture" kitchen with upgraded stone work top, AEG integrated appliances, Porcelanosa ceramic floor tiling to both kitchen/diner and utility. Stunning bathroom suite and sanitary ware. Air source heat pump heating system. Solar PV panels. 10 years NHBC warranty. Impeccable style, design and finish. Garage with lighting and power. Parking space. Turfed garden and good sized patio.

**£495,000 Freehold**

## Key Features

- Prestigious Duchy Development
- 10 year NHBC warranty
- High Specification
- Premium finishes throughout
- Choice of Ellis fitted kitchen
- Built by award winning developer
- Air Source Heat Pump and Solar Panels
- Call to view show home

### Nansledan

Nansledan is a 540-acre extension to the coastal town of Newquay on the north coast of Cornwall in South West England. The name is Cornish for 'broad valley'.

It is being led by the Duchy of Cornwall, which owns most of the land that will make up Nansledan. The Duchy is a private estate established in 1337 which funds the public, charitable and private activities of the Prince of Wales and his family.

Over time Nansledan will evolve into a community of more than 4,000 homes supporting a similar number of jobs. It will include its own High Street, church, school and public spaces, helping to meet the future needs of Newquay in a complementary and sustainable way.





## 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

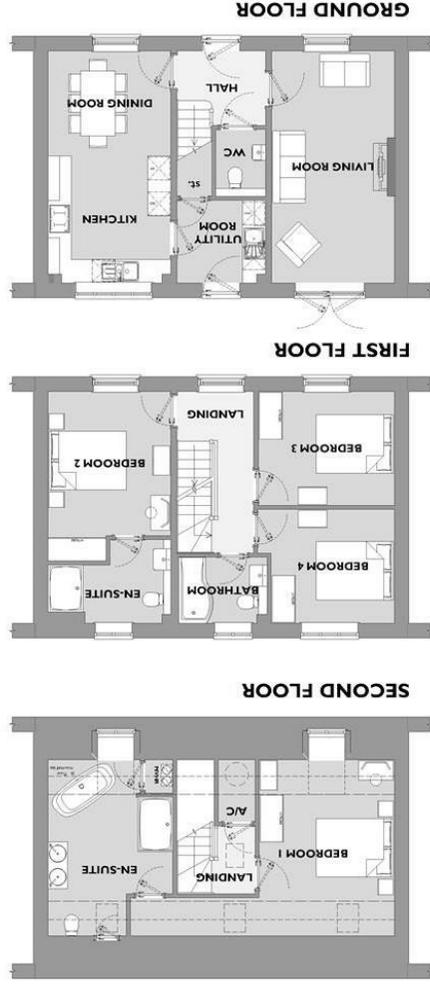
- Choice of Ellis fitted kitchens
- Choice of Porcelonosa /Devon tiles
- Fitted floor tiling as standard
- Option to upgrade to Quartz worktops and upstand (if applicable)
- AEG Appliances
- Stainless steel sink & chrome mixer tap
- Led spot lighting
- Chrome tile edging as standard
- USB double socket

## 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



**PLOT 44**  
FOUR BEDROOM HOME

**SECOND FLOOR**  
Bedroom 1  
3.49 x 4.52m (11'6" x 14'10" max)  
(Dimensions excluding en suite access)

**FIRST FLOOR**  
Bedroom 2  
3.17 x 3.70m (10'5" x 12'2" max)  
(Dimensions excluding wardrobe recess)

Bedroom 3  
3.51 x 2.92m (11'6" x 9'7" max)  
Bedroom 4  
3.18 x 2.92m (10'5" x 9'7" max)  
(Dimensions excluding door recess)

**GROUND FLOOR**  
Living Room  
3.17 x 5.93m (10'5" x 19'6" max)  
Kitchen / Dining Room  
3.17 x 5.93m (10'5" x 19'6" max)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 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	

England & Wales  
EU Directive 2002/91/EC



*Connecting People to Property Perfectly*

e.sales@dab.estate  
34 East Street, Newquay, Cornwall TR7 1BH

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information: any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and do not represent the actual fitting and furnishing at this development. 3. Regulations: any reference to alterations to the property or use of any part of the development is not a statement that any development planning, building regulations or other consents has been obtained. These matters must be verified by an intending purchaser. 4. Fixtures and fittings: supplied services and appliances have not been tested by the vendors agent. Prospective purchasers are advised to make their own enquiries. 5. All dimensions are approximate.