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## 6 Stret Pelyas, Newquay TR7 3GJ

**£275,000**

A BEAUTIFULLY MAINTAINED TWO DOUBLE-BEDROOM HOME, SITUATED WITHIN THE HIGHLY SOUGHT-AFTER DUCHY DEVELOPMENT AT NANSLEDAN. THIS STYLISH PROPERTY OFFERS A GENEROUS FLAT LAWNED GARDEN AND ALLOCATED PARKING FOR TWO CARS, MAKING IT AN IDEAL PURCHASE FOR FIRST-TIME BUYERS.

**PROPERTY TYPE:** House - Mid Terrace

**RECEPTIONS:** 1 / **BEDROOMS:** 2 / **BATHROOMS:** 1

### FEATURES:

- TWO DOUBLE BEDROOM NANSLEDAN HOME
- PERFECT FOR FTB
- TWO ALLOCATED PARKING SPACES
- GENEROUS FLAT LAWNED REAR GARDEN
- ONLY TWO YEARS OLD
- REMAINDER OF NHBC GUARANTEE
- IMMACULATELY PRESENTED
- HIGHLY DESIRABLE DUCHY OF CORNWALL ESTATE
- FLOOR PLAN TO FOLLOW

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## DESCRIPTION:

Introducing Number Six Stret Pelyas, a beautifully presented and deceptively spacious two-bedroom home situated within the highly regarded Nansledan development. Offering exceptional kerb appeal and a larger-than-average garden, this impressive property combines elegant modern living with the character and community spirit that make Nansledan one of Newquay's most desirable locations.

Enjoying a peaceful position away from the main thoroughfares, the property is located within an established and thriving part of the development. A variety of local amenities, independent cafés, shops, and everyday conveniences are all within easy reach, while Newquay's bustling town centre and renowned beaches are just a short drive away. Nearby amenities include Nansledan School, The Little Cornish Pantry, the picturesque Trewolek Meadow (SANG), Henver Road Co-op and Post Office, Quintrell Downs Spar and railway station, and the ever-popular Porth Beach.

Widely regarded as one of Newquay's most prestigious residential communities, Nansledan is a landmark Duchy of Cornwall development designed to create a vibrant, sustainable neighbourhood. With plans for over 4,000 homes, it has already established itself as a flourishing community characterised by attractive architecture, colourful streetscapes, independent businesses, and beautiful open green spaces. Families and professionals alike are drawn to its welcoming atmosphere, excellent local schooling, and convenient access to Cornwall's stunning coastline.

A welcoming hallway guides you into this property where you will find a useful cloakroom. To the front of the property, the comfortable living room enjoys an westerly aspect, allowing afternoon and evening sun to flood the space. Generously proportioned, it provides ample room for a variety of furniture arrangements and flows naturally through to the kitchen diner.

Positioned at the rear of the home, the kitchen diner is both stylish and practical, featuring a range of contemporary cream shaker-style units, an integrated, dishwasher, oven and electric hob, and designated space for a fridge freezer and washing machine. With plenty of room for dining and direct access to the garden, this bright and sociable space is perfectly suited to modern family life and entertaining alike.

The first floor offers two excellent double bedrooms. The main bedroom enjoys a bright westerly aspect, while the second bedroom is at the rear. Completing the accommodation is a well-appointed family bathroom, attractively tiled and fitted with a bath and shower over.

Constructed in 2024, the property benefits from the remainder of its NHBC warranty, providing valuable peace of mind for prospective purchasers. Additional features include gas-fired central heating via a combination boiler and traditional-style timber windows that complement the character of the surrounding development. The Nansledan estate management charge is approximately £276 per annum.

Outside, the enclosed rear garden is a particular feature of the home. Larger than many comparable properties, it enjoys a sunny aspect and offers a level lawn alongside a patio seating area. Providing a blank canvas for landscaping or further enhancement, it presents an excellent opportunity for buyers to create their ideal outdoor space.

Beyond the garden, a rear access gate leads to two allocated parking spaces, while unrestricted on-street parking is also available to the front. Beautifully maintained throughout, this exceptional home represents an ideal opportunity for first-time buyers, downsizers, investors, or anyone seeking a stylish modern property within one of Newquay's most sought-after developments.

Hallway  
1.88m x 1.37m (6'2 x 4'6)

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Cloakroom  
1.68m x 0.99m (5'6 x 3'3)

Lounge  
4.65m x 4.06m (15'3 x 13'4)

Kitchen Diner  
4.88m x 2.29m (16'12 x 7'6)

Bedroom 1  
4.90m x 3.38m (16'1 x 11'1)

Bedroom 2  
3.51m x 2.44m (11'6 x 8'0)

Bathroom  
2.46m x 2.31m (8'1 x 7'7)

#### Property Listing Disclaimer

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Items shown in photographs are not included unless specifically mentioned in the sales particulars.

All measurements are approximate and are to be used as a 'guide only'.

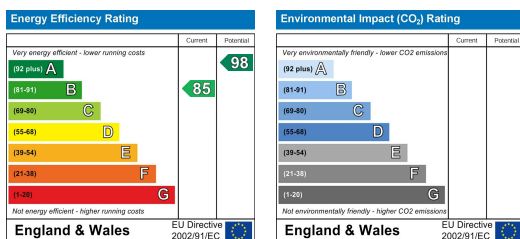
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FLOORPLAN:



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