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## 17 Stret Euther Penndragon, Newquay TR8 4FB

**£460,000**

AN EXCEPTIONAL FIVE-BEDROOM 'SALTRAM' STYLE FAMILY HOME, FLAWLESSLY PRESENTED AND COMPLETE WITH A DOUBLE GARAGE, PRIVATE PARKING, AND A SOUTH-FACING GARDEN. LOCATED IN A PRIME POSITION WITHIN THE SOUGHT-AFTER DUCHY OF CORNWALL NANSLEDAN DEVELOPMENT, IT'S JUST AROUND THE CORNER FROM THE GREEN AND A SHORT STROLL TO THE DELIGHTFUL CAFÉS AND INDEPENDENT SHOPS.

**PROPERTY TYPE:** House - End Terrace

**RECEPTIONS:** 1 / **BEDROOMS:** 5 / **BATHROOMS:** 3

### FEATURES:

- IMPRESSIVE FIVE BEDROOM 'SALTRAM' FAMILY HOME
- FLAT, SOUTHERLY FACING GARDEN
- DOUBLE GARAGE AND ALLOCATED PARKING
- WELL LOCATED CLOSE TO SHOPS, PARKS AND CAFES
- SPACIOUS, FAMILY FRIENDLY AND VERSATILE ACCOMMODATION
- PRESENTED TO A FLAWLESS STANDARD
- HIGHLY DESIRABLE DUCHY OF CORNWALL ESTATE
- REMAINDER OF NHBC WARRANTY

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## DESCRIPTION:

Welcome to Number Seventeen, Stret Euther Penndragon — an outstanding example of a five-bedroom Saltram-style home, and one of the finest of its kind we've seen. Built in 2018, this beautifully positioned property sits just moments from local shops, cafés and the park, right in the heart of highly sought-after Nansledan, only ten minutes from Newquay.

Nansledan continues to shine as one of Newquay's most desirable locations. Created by the Duchy of Cornwall, this vibrant and thoughtfully designed community combines attractive architecture with a growing mix of independent shops and cafés. With a highly regarded primary school, generous green spaces, and the stunning SANG wildlife area at Trewolek Meadow on the doorstep, it offers an idyllic setting for families and anyone seeking a lifestyle where everything is close at hand. Newquay's famous beaches, lively town centre, restaurants and amenities are just a short drive away.

Lovingly occupied by the same owners since new, the home enjoys a convenient position on the edge of the development, allowing easy access in and out of Newquay, and is only a few minutes' walk from the school. The property is presented to an exceptional standard and has been meticulously cared for by the current owners.

A smart and welcoming entrance hallway, complete with stairs to the first floor and a useful cloakroom, sets the tone. To the left, the bay-fronted lounge is a fantastic social space with real wow factor, perfect for large families to gather and relax, whether entertaining or enjoying a film night.

To the rear, the kitchen-diner is equally impressive, featuring a beautiful range of cream shaker-style units and an abundance of storage. Integrated appliances include a dishwasher, fridge freezer, double oven and gas hob. There is plenty of space for a family-sized dining table, with doors opening out to the garden, really just an extension of the living space and perfect for al fresco entertaining in the warmer months.

The first floor offers three bedrooms, one to the front and two to the rear, served by a stylish family bathroom complete with both a bath and separate shower. A handy cupboard on this floor houses the hot water tank. The second floor provides two further double bedrooms, one at the front and one at the rear, along with a modern shower room, all finished to a superb standard.

The property benefits from gas central heating and wooden double-glazed windows. At Nansledan, there is an annual freehold management charge of approximately £285. The carpets and decor are of high quality and the shutters and blinds are included in the sale.

Outside, the rear of the property features a double garage and an allocated parking space. The southerly-facing garden is a real sun trap, ideal for relaxing, with a level lawn, some pretty planted borders and a patio area. There's also direct access to the garage.

In summary, this is a rare and exclusive style of home. With contemporary décor, an immaculate finish and a sunny garden, it's a property you'll be proud to come home to every day.

Hallway  
4.80m x 1.70m (15'9 x 5'7)

Cloakroom  
2.13m x 1.04m (7'0 x 3'5)

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Lounge  
5.49m x 3.53m (18'0 x 11'7)

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Kitchen Diner  
6.55m x 3.05m (21'6 x 10'0)

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Bedroom 1  
3.78m x 3.53m (12'5 x 11'7)

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Bedroom 2  
4.19m x 3.53m (13'9 x 11'7)

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Bedroom 3  
3.12m x 2.90m (10'3 x 9'6)

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Bathroom  
2.92m x 2.21m (9'7 x 7'3)

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Bedroom 4  
4.01m x 3.73m (13'2 x 12'3)

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Bedroom 5  
6.53m x 3.48m (21'5 x 11'5)

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Shower Room  
2.90m x 2.79m (9'6 x 9'2)

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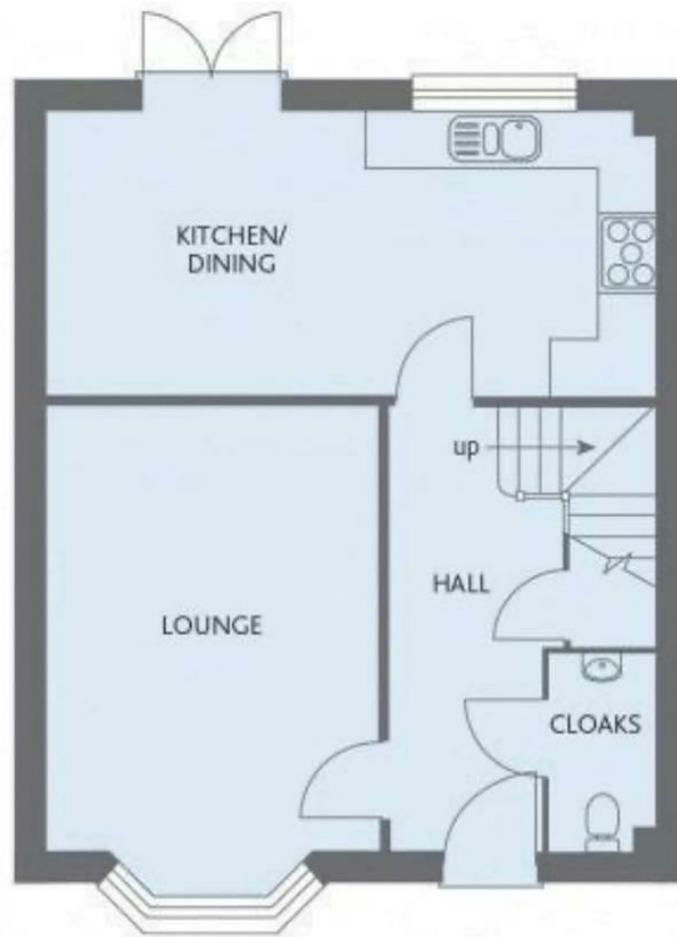
Double Garage  
5.89m x 5.61m (19'4 x 18'5)

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**FLOORPLAN:**



| Energy Efficiency Rating                    |                   | Current                 | Potential |
|---------------------------------------------|-------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92-100) <b>A</b> |                         | 93        |
|                                             | (81-91) <b>B</b>  | 84                      |           |
|                                             | (69-80) <b>C</b>  |                         |           |
|                                             | (55-68) <b>D</b>  |                         |           |
|                                             | (39-54) <b>E</b>  |                         |           |
|                                             | (21-38) <b>F</b>  |                         |           |
|                                             | (1-20) <b>G</b>   |                         |           |
| Not energy efficient - higher running costs |                   |                         |           |
| England & Wales                             |                   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                    | Current                 | Potential |
|-----------------------------------------------------------------|--------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | (92 plus) <b>A</b> |                         |           |
|                                                                 | (81-91) <b>B</b>   |                         |           |
|                                                                 | (69-80) <b>C</b>   |                         |           |
|                                                                 | (55-68) <b>D</b>   |                         |           |
|                                                                 | (39-54) <b>E</b>   |                         |           |
|                                                                 | (21-38) <b>F</b>   |                         |           |
|                                                                 | (1-20) <b>G</b>    |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                    |                         |           |
| England & Wales                                                 |                    | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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