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5 Stret Kolom, Newquay TR8 4TD

£280,000

AN EXCEPTIONALLY WELL PRESENTED TWO DOUBLE BEDROOM SEMI DETACHED CG FRY HOME, BUILT IN 2023 WITH A NEAT, LOW MAINTENANCE GARDEN AND ALLOCATED PARKING FOR TWO CARS, LOCATED IN A QUIET TUCKED AWAY PART OF THE HIGHLY DESIRABLE DUCHY ESTATE OF NANSLEDAN.

PROPERTY TYPE: House - Semi-Detached

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

FEATURES:

- HIGH QUALITY C G FRY HOME
- TWO DOUBLE BEDROOMS
- NEAT, LOW MAINTENANCE GARDEN
- HIGHLY DESIRABLE DUCHY OF CORNWALL ESTATE
- EV CHARGE POINT
- ALLOCATED PARKING FOR TWO CARS
- BUILT IN 2023 WITH THE REMAINDER OF THE NHBC WARRANTY
- QUIET, TUCKED AWAY LOCATION
- MAIN BEDROOM EN SUITE

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DESCRIPTION:

Welcome to Number Five Stret Kolom an immaculately presented two double bedroom semi detached home built in 2023, located on the edge of Nansledan, just a ten minute drive from Newquay.

Nansledan is the jewel in Newquay's crown! Just a short distance from the bohemian town centre, The Duchy Estate of Nansledan is set to become a thriving town of 4000 homes with a buzzing high street full of local shops and cafes with something to suit every taste! With a well respected Primary School and plenty of green space, Nansledan is the ideal location for families, only two miles away from Newquay which offers a vibrant range of shops, cafes and bars. Some of the most beautiful surfing beaches and coastline in north Cornwall can be found here. On the eastern edge of Nansledan, Trewolek Meadow occupies a large area of farmland locally known as the SANG which provides a haven for wildlife and a beautiful spot to keep tails wagging and children happy!

A welcoming hallway with stairs to the first floor guides you into the open plan living area, a brilliant open plan social space with ample room for plenty of lounge furniture with a window to the front and a large storage cupboard. At the rear, the kitchen diner area offers a good range of cream shaker units with a window over looking the garden. Within the kitchen, there's a fully integrated appliance pack including a fridge freezer, washing machine, dish washer, oven and gas hob. Off from the kitchen you will find a large rear hallway with access to the garden and a useful cloakroom.

Both double bedrooms can be found on the first floor. They are both a generous size, one at the front and one at the rear. The larger of the two has plenty of built in storage and a pristine en suite shower room. As you would expect the bathroom is presented to a high standard with a 'P' bath and shower over.

This property has gas central heating powered by a combination boiler located in the kitchen. The windows are wooden, double glazed and the decor is warm and welcoming throughout with high quality carpets and floor coverings.

Externally, the garden is neat and low maintenance with a patio area and an area of lawn. It offers plenty of privacy and is very sheltered. There's allocated parking for two cars at the rear of the garden gate and an EV charge point.

In summary, this property offers a buyer a 'turn-key' ready home, it's perfect for small families and first time buyers.

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Lounge
4.24m x 3.48m (13'11 x 11'5)

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Kitchen Diner
3.38m x 3.12m (11'1 x 10'3)

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Bedroom 1
4.47m x 2.74m (14'8 x 9'0)

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Bedroom 2
4.47m x 2.51m (14'8 x 8'3)

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Bathroom
2.24m x 1.83m (7'4 x 6'0)

.



The image displays two architectural floor plans side-by-side. The left plan is the Ground Floor, and the right plan is the First Floor.

GROUND FLOOR

- LOBBY**: Located at the top left, featuring a staircase labeled 'st.' with an upward arrow.
- KITCHEN / DINING ROOM**: A combined space at the top right containing a kitchen unit and a dining table with four chairs.
- WC**: A small toilet room located between the lobby and the kitchen/dining room.
- LIVING ROOM**: A large room occupying the bottom right, furnished with a sofa and a chair.
- HALL**: A central hallway area at the bottom left, containing another staircase labeled 'st.' with an upward arrow.

FIRST FLOOR

- BEDROOM 1**: Located at the top right, containing a bed.
- EN-SUITE**: A bathroom attached to Bedroom 1, containing a bathtub, toilet, and sink.
- LANDING**: A central hallway area containing a staircase labeled 'st.' with an upward arrow.
- BATHROOM**: A bathroom located between the landing and Bedroom 2, containing a bathtub, toilet, and sink.
- BEDROOM 2**: Located at the bottom right, containing a bed.
- A/C**: A room or area located between the landing and Bedroom 2.

Energy Efficiency Rating

Rating	Score Range	Current	Potential
A	92-95		97
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20	84	

Very energy efficient - lower running costs

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating

Rating	Score Range	Current	Potential
A	81-91		
B	69-80		
C	55-68		
D	39-54		
E	21-38		
F	1-20		
G	1-20		

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

EU Directive 2006/18/EC

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