

"Estate Agency is evolving...evolve with us"



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

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

"Estate Agency is evolving...evolve with us"



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.

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

"Estate Agency is evolving...evolve with us"



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

.

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

.

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

.

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

.

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: This plan shows a rectangular layout. At the top is a LOBBY with a staircase (st.) leading up. To the right of the lobby is the KITCHEN / DINING ROOM, which includes a sink, stove, and dining area. Below the lobby is a WC (water closet). The central part of the floor is a large LIVING ROOM with a fireplace and a staircase (st.) leading up. At the bottom is a HALL with a staircase (st.) leading up. The plan also shows various windows, doors, and built-in furniture like a sofa and chairs.

FIRST FLOOR: This plan shows a similar rectangular layout. At the top is BEDROOM 1. Below it is an EN-SUITE (en-suite bathroom). To the right of the en-suite is a BATHROOM with a bathtub. The central part is a LANDING with a staircase (st.) leading up. To the left of the landing is a room labeled A/C (air conditioning). At the bottom is BEDROOM 2. The plan also shows various windows, doors, and built-in furniture like beds, wardrobes, and a bathtub.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

01637 877754
info@momovenewquay.co.uk
www.momove.co.uk

