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6 Gwarak Esels, Newquay TR8 4SD

£335,000

AN ABSOLUTELY IMMACULATE EXAMPLE OF A THREE BEDROOM 'LEVANT' STYLE FAMILY HOME OVER LOOKING PARC MENGLEUDH WITH AN ELEVATED WESTERLY FACING GARDEN, A GARAGE AND ALLOCATED PARKING THIS PROPERTY IS PRESENTED TO THE HIGHEST POSSIBLE STANDARD INSIDE AND OUT.

PROPERTY TYPE: House - End Terrace

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

FEATURES:

- PRISTINE THREE BEDROOM 'LEVANT' STLE HOUSE
- GARAGE AND DRIVEWAY PARKING
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- PRESENTED TO THE HIGHEST POSSIBLE STANDARD
- UTILITY AREA AND DOWNSTAIRS WC
- TUCKED AWAY OVERLOOKING PARC MENGLEUGH
- HIGHLY DESIRABLE DUCHY OF CORNWALL DEVELOPMENT
- REMAINDER OF NHBC WARRANTY

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DESCRIPTION:

Welcome to Number Six Gwarak Esels, an immaculately presented three-bedroom semi-detached home built in 2020 in the sought-after "Levant" style. Perfectly positioned overlooking Parc Melegleudh in the heart of Nansledan, this beautiful home enjoys a peaceful setting surrounded by green open spaces, while being just a ten-minute drive from the vibrant coastal town of Newquay. Nansledan is widely regarded as the jewel in Newquay's crown. Developed by the Duchy of Cornwall, this thriving community is set to comprise around 4,000 homes centred around a bustling high street filled with independent shops, cafés and everyday amenities. With a highly regarded primary school, an abundance of green spaces and a real sense of community, it is an ideal location for families. Newquay itself is just two miles away, offering an excellent selection of shops, restaurants, cafés and bars, together with some of North Cornwall's most spectacular beaches and world-famous surfing coastline. On the eastern edge of the development lies Trewolek Meadow, locally known as the SANG, a wonderful expanse of meadowland providing a haven for wildlife, scenic walking routes and the perfect place for dog walks and family adventures.

Lovingly maintained by the current owners, the property offers bright, well-proportioned accommodation with a real sense of quality throughout. Thoughtful upgrades, stylish décor and high-quality finishes combine to create a home that is ready to move straight into.

The front door opens into a welcoming entrance hallway, where attractive on-trend panelling, added by the current owners, creates an elegant first impression. Stairs rise to the first floor, while to the right the spacious dual-aspect lounge is flooded with natural light from windows to both the front and side. Finished in neutral tones with immaculate carpets, this inviting reception room offers plenty of flexibility for a range of furniture layouts and flows seamlessly through to the kitchen at the rear.

Overlooking the garden, the contemporary kitchen/diner is a wonderful family space with ample room for a dining table, making it ideal for both everyday living and entertaining. It features a stylish range of grey shaker-style units complemented by quality work surfaces, an electric oven, gas hob and integrated dishwasher. Adjoining the kitchen is a practical utility area offering additional storage, plumbing for a washing machine and access to a convenient ground floor cloakroom.

Upstairs, all three bedrooms continue the home's immaculate presentation, each decorated in modern neutral tones and finished with high-quality carpets. The principal bedroom is particularly generous in size, with ample space for wardrobes and additional furniture. Completing the first floor is a beautifully presented family bathroom featuring contemporary tiling and a bath with shower over.

Further benefits include the remainder of the NHBC warranty, gas-fired central heating via a combi boiler located in the utility area, timber-framed double glazing and an annual freehold management charge for the Nansledan development of approximately £394.00.

Outside, the private west-facing rear garden has been thoughtfully landscaped to make the most of its sunny aspect. The current owners have extended the patio to create a fantastic seating and entertaining area, while well-stocked planted borders, attractive flower beds and a lawn provide colour and interest throughout the seasons. Steps lead down to the rear gate, where a single garage and allocated parking space can be found.

In summary, Number Six Gwarak Esels is a beautifully presented modern home offering stylish, spacious accommodation in one of Newquay's most desirable neighbourhoods. Combining contemporary living with a superb location, exceptional presentation and a landscaped sunny garden, this outstanding property is perfectly suited to families, professionals or anyone seeking a high-quality home within this flourishing community.

Lounge
4.11m x 3.73m (13'6 x 12'3)

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Kitchen Diner
3.38m x 3.20m (11'1" x 10'6")

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Utility Area
1.57m x 1.27m (5'2" x 4'2")

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Cloakroom
1.24m x 1.24m (4'1" x 4'1")

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Bedroom 1
4.06m x 2.77m (13'4" x 9'1")

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Bedroom 2
3.28m x 2.24m (10'9" x 7'4")

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Bedroom 3
2.34m x 2.26m (7'8" x 7'5")

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Bathroom
1.93m x 1.88m (6'4" x 6'2")

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Garage
5.87m x 2.84m (19'3" x 9'4")

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Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

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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'.

Pets are not permitted on any viewings.

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FLOORPLAN:



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

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