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18 Gwarak Esels, Newquay TR8 4SD

£354,995

A GORGEOUS DETACHED THREE BEDROOM, DOUBLE FRONTED 'PENROSE STYLE' FAMILY HOME LOCATED IN THE HIGHLY SOUGHT AFTER DUCHY OF CORNWALL NANSLEDAN DEVELOPMENT WITH A GENEROUS TIERED GARDEN, A CAR PORT AND ALLOCATED PARKING.

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 2

FEATURES:

- DETACHED THREE BEDROOM 'PENROSE' STYLE FAMILY HOME
- CAR PORT AND ALLOCATED PARKING
- WELL LOCATED IN A QUIET LOCATION AWAY FROM BUSY ROADS AND CLOSE TO PARC MENGLEUDH
- MAIN BEDROOM EN SUITE
- BUILT IN 2021 WITH THE REMAINDER OF THE NHBC WARRANTY
- DUCHY OF CORNWALL ESTATE
- NO ONWARD CHAIN

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DESCRIPTION:

Welcome to Number Eighteen Gwarak Esels—an exceptionally well-presented and generously proportioned three-bedroom detached 'Penrose' style home, built in 2021 and set within the highly desirable Nansledan development.

Tucked away from the busier roads, this modern property enjoys a peaceful position while remaining just a short walk from local shops, cafés, and everyday amenities. Newquay town centre and its renowned beaches are only a 10-minute drive away, with key conveniences, including Nansledan School, The Little Cornish Pantry, The Sang open green space, Henver Road Co-op and Post Office, Quintrell Downs Spar and train station, and Porth Beach, all within easy reach on foot.

Often regarded as the jewel of Newquay, Nansledan is a visionary Duchy of Cornwall development, designed to evolve into a thriving community of over 4,000 homes. Already rich in character, it features a vibrant mix of independent shops and cafés, attractive streetscapes, and plentiful green spaces such as the wildlife-rich Trewolek Meadow (SANG). With a well-regarded primary school and a strong sense of community, it's an ideal setting for family life, especially with Cornwall's iconic coastline just two miles away.

Inside, a welcoming entrance hallway with cloakroom and staircase leads into a thoughtfully designed layout. To the left, the spacious kitchen/dining room is perfectly suited to modern family living, featuring a range of stylish grey shaker-style units, a single oven, gas hob, and space for a fridge freezer. A separate utility area provides additional storage, houses the boiler, and offers space for laundry appliances, along with direct access to the garden.

To the right, the bright and airy living room benefits from dual-aspect windows and French doors opening onto the garden, creating a light-filled and comfortable space ideal for relaxing or entertaining.

Upstairs, all three bedrooms are well-proportioned. The principal bedroom boasts a generous en-suite shower room with WC and wash basin, while the family bathroom is finished to a high standard and includes a bath with overhead shower.

Additional features include gas central heating and traditional-style double-glazed wooden windows throughout. A freehold management charge of approximately £394 per annum applies.

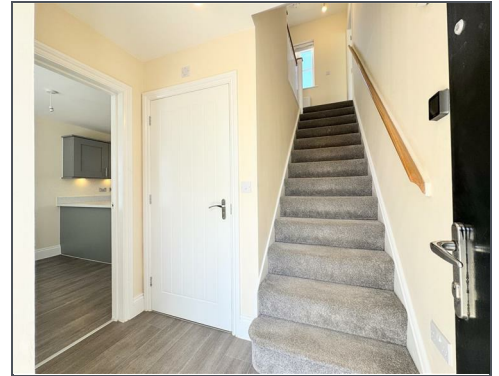
The rear garden is arranged over two tiers, offering a spacious patio ideal for outdoor dining and relaxing. Steps from the patio lead up to a lawned area, providing additional space for leisure or gardening. This versatile layout offers great potential for further enhancement to suit a range of needs. A car port and allocated parking are conveniently located to the rear of the property.

In summary, this is a stylish, move-in-ready family home offering generous living space, abundant natural light, and excellent outdoor potential. Situated within one of Newquay's most sought-after and rapidly growing communities, it presents an ideal opportunity to enjoy modern coastal living in Cornwall. Offered with no onward chain.

Hallway
2.21m x 1.68m (7'3 x 5'6)

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Cloakroom

1.65m x 1.04m (5'5 x 3'5)

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Kitchen Diner

5.05m x 4.95m (16'7 x 16'3)

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Lounge

5.05m x 3.25m (16'7 x 10'8)

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Bedroom 1

5.08m x 3.28m (16'8 x 10'9)

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En Suite

2.24m x 1.68m (7'4 x 5'6)

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Bedroom 2

2.79m x 2.67m (9'2 x 8'9)

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Bedroom 3

2.79m x 2.29m (9'2 x 7'6)

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Bathroom

2.06m x 1.75m (6'9 x 5'9)

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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.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

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.

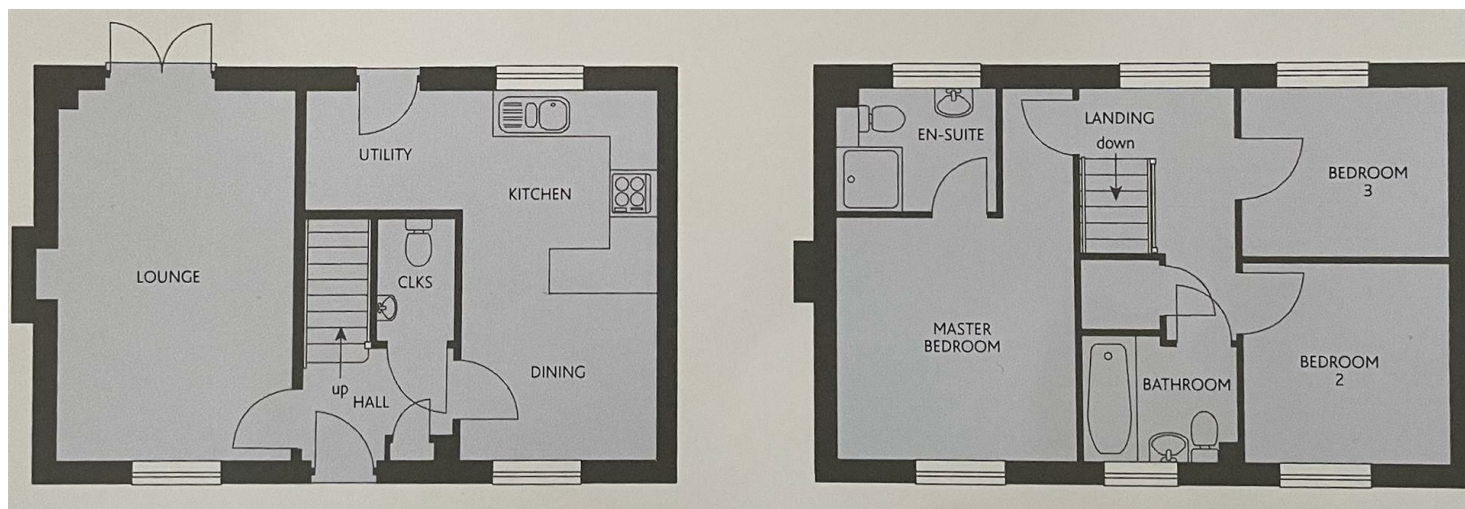
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FLOORPLAN:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		95
	(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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