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29 Stret Goryan, Newquay TR8 4GN

£350,000

A GORGEOUS THREE BEDROOM, DOUBLE FRONTED 'PENROSE STYLE' FAMILY HOME LOCATED IN THE HIGHLY SOUGHT AFTER DUCHY OF CORNWALL NANSLEDAN DEVELOPMENT WITH A WELL ESTABLISHED SUNNY GARDEN AND LARGE PATIO, A GARAGE AND ALLOCATED PARKING.

PROPERTY TYPE: House - Semi-Detached

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

FEATURES:

- IMMACULATE THREE BEDROOM FAMILY HOME
- GARAGE AND PARKING
- MAIN BEDROOM EN SUITE
- LOG BURNER
- SUNNY, PRIVATE GARDEN
- NO ONWARD CHAIN
- BUILT IN 2021 WITH THE REMAINDER OF THE NHBC WARRANTY
- HIGHLY DESIRABLE DUCHY OF CORNWALL DEVELOPMENT

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DESCRIPTION:

Welcome to Number Twenty Nine Stret Goryan, an impressively spacious, flawlessly presented three bedroom semi detached home built in 2021, conveniently located close to the shops and cafes at Nansledan, just a ten minute drive from Newquay with views across Quintrell Downs towards Colan Church and Castle an Dinas in the distance. Walking distance to Nansledan School, The Little Cornish Pantry, The Sang, Henver Road Co-op and Post Office, Quintrell Spar and Station and Porth Beach.

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!

An entrance hallway with a cloakroom and stairs to the first floor guides you into the property where you will find the kitchen diner on the left and the lounge on the right. The kitchen which has a door to the rear garden is well designed with plenty of space for a family size dining table. Practically, the kitchen has a good range of gloss units with an integrated dish washer and space for a fridge freezer, double oven and gas hob. Off from the kitchen, you will find a useful utility area with space for a washing machine and the boiler is located within a cupboard.

On the other side, the living room enjoys a dual aspect with French doors opening into the garden. There is ample space for plenty of furniture, a log burner and an abundance of natural light.

All three bedrooms can be found on the first floor. The largest has a spacious en suite complete with a shower, wc and wash basin. As you would expect, the family bathroom is immaculately presented with a bath and shower attachment over.

This property has gas central heating throughout. The windows are double glazed, wooden sash. The shutters are included in the sale. The freehold management charge at Nansledan is around £350.00 per year.

At the rear, the landscaped garden is exceptionally private and well established with a large patio enjoying plenty of sunshine. At the rear of the garden, there's a single garage and a parking space.

In summary, this gorgeous home is 'turn key' ready, the family friendly space, natural light, low maintenance sunny garden and double garage make for a perfect home for the modern family, offered with no onward chain.

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Hallway

2.13m x 1.65m (7'0 x 5'5)

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Cloakroom

1.63m x 1.07m (5'4 x 3'6)

.

Lounge

5.18m x 3.23m (17'0 x 10'7)

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Kitchen Diner

5.05m x 4.93m max into utility area (16'7 x 16'2 max into utility area)

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Bedroom 1

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

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En Suite

2.24m x 1.63m (7'4 x 5'4)

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Bedroom 2

2.77m x 2.74m (9'1 x 9'0)

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Bedroom 3

3.02m x 2.24m (9'11 x 7'4)

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Bathroom

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

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Garage

5.49m x 3.25m (18'0 x 10'8)

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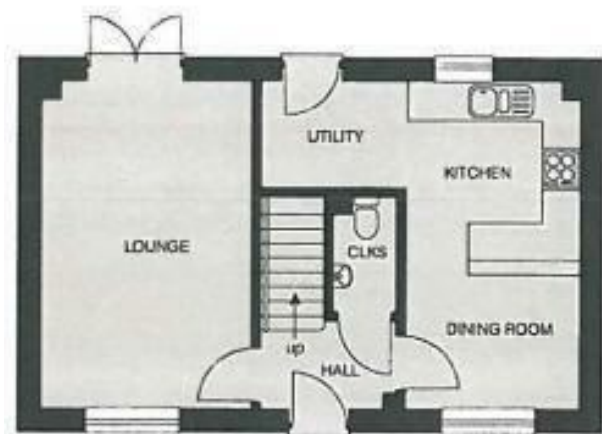
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FLOORPLAN:

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			95
(81-91) B			
(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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