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1 Plas Lethesow, Newquay TR8 4FS

£390,000

A BEAUTIFUL THREE STOREY, FOUR BEDROOM FAMILY HOME LOCATED IN THE HIGHLY SOUGHT AFTER DUCHY OF CORNWALL NANSLEDAN DEVELOPMENT WITH A NEAT, BEAUTIFULLY LANDSCAPED ENCLOSED GARDEN, A LARGE STORAGE SHED AND TWO ALLOCATED PARKING SPACES LOCATED IN A TUCKED AWAY LOCATION AWAY FROM PASSING TRAFFIC OVERLOOKING THE PARK. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / **BEDROOMS:** 4 / **BATHROOMS:** 3

FEATURES:

- FOUR BEDROOM, THREE STOREY FAMILY HOME
- BEAUTIFULLY LANDSCAPED GARDEN
- DRIVEWAY PARKING AND A LARGE STORAGE SHED
- LOCATED OPPOSITE A PARK AWAY FROM PASSING TRAFFIC
- REMAINDER OF NHBC WARRANTY
- EXCEPTIONALLY GENEROUS MAIN BEDROOM
- SOUTHERLY FACING OUTLOOK OVER THE FAMILY FRIENDLY PARK AT THE FRONT
- ALL MAINS SERVICES
- NO ONWARD CHAIN

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DESCRIPTION:

Welcome to Number One Plas Lethesow... an attractive and spacious four bedroom semi detached family home located in a brilliant location close many shops and amenities over looking a park away from passing traffic.

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! Some of the most beautiful surfing beaches and coastline in north Cornwall can be found here. On the eastern edge of the development 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!

This absolutely immaculate property offers spacious, flexible accommodation over three floors. It has been much improved by the current owners who have upgraded the ground floor floor coverings with a smart Karndean herringbone effect LVT, the house has been beautifully decorated with some useful bespoke storage added to the living room and the garden has been beautifully landscaped.

An entrance hallway with an under-stairs cupboard, cloakroom and stairs to the first floor guides you into this property. At the front, enjoying a sunny aspect, the kitchen diner is a brilliant family room with an abundance of cupboards and fully integrated appliances. There is ample space for a dining table. At the rear, with doors opening onto the garden, the lounge is spacious and decorated with neutral colours with some useful bespoke storage.

On the first floor, you will find three bedrooms and a family bathroom which is fresh and immaculately presented with the benefit of a bath with a shower over.

From the spacious landing, there are stairs to the third floor where you will find a huge bedroom and ensuite. This bedroom is dual aspect and has ample space for wardrobes. Within this room, there is some built in storage and a cupboard housing the high pressure hot water tank. As you would expect, the en suite is pristine with a large shower cubicle.

Externally, this property has a neat, enclosed rear garden that has been loved and cared for by the current owners who have created a pergola and some planted borders, low maintenance but with plenty to keep those green fingered buyers happy! There's two allocated parking spaces at the rear. There's a large shed on one of the parking spaces ideal for the storage of bikes, surf boards and garden equipment.

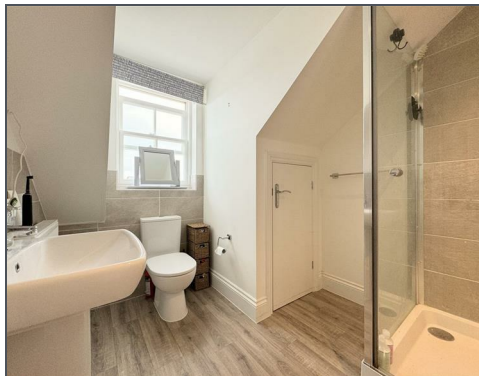
In summary, this gorgeous property is presented to a flawless standard inside and out with particularly spacious accommodation, it occupies a tucked away location away from passing traffic. Offered with no onward chain.

Hallway
5.59m x 1.24m (18'4 x 4'1)

Kitchen Diner
5.38m x 3.05m (17'8 x 10'0)

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Lounge
5.69m x 3.10m (18'8 x 10'2)

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Cloakroom
1.98m x 0.84m (6'6 x 2'9)

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Bedroom
4.42m x 2.82m (14'6 x 9'3)

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Bedroom
4.09m x 2.82m (13'5 x 9'3)

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Bedroom
2.54m x 2.49m (8'4 x 8'2)

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Bathroom
2.49m x 1.98m (8'2 x 6'6)

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2nd Floor Bedroom
7.49m x 3.12m (24'7 x 10'3)

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En Suite
2.62m x 2.18m (8'7 x 7'2)

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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.

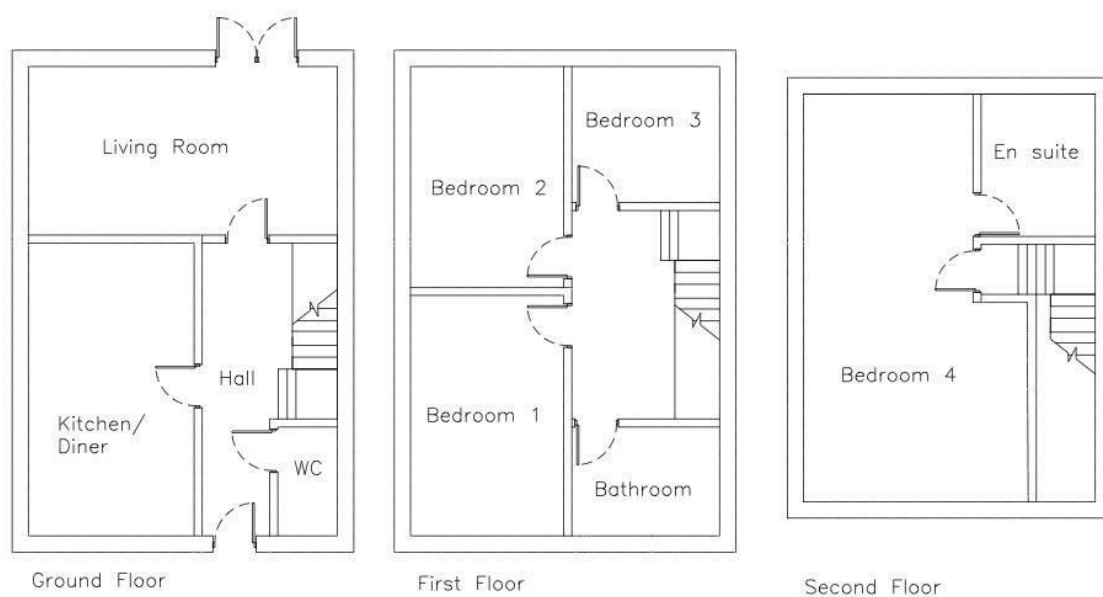
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FLOORPLAN:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
	(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		85	93
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) 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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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