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12b Stret Kosti Veur Woless, Newquay TR8 4GU

£387,000

AN EXCEPTIONALLY SPACIOUS THREE DOUBLE BEDROOM 'MORRISH' FAMILY HOME WITH A DOUBLE GARAGE AND A LARGER THAN AVERAGE LANDSCAPED GARDEN, LOCATED IN A GREAT SPOT JUST A FEW STEPS AWAY FROM SOME OF THE CAFES AND SHOPS WITHIN NANSLEDAN.

PROPERTY TYPE: House - Semi-Detached

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

FEATURES:

- EXCEPTIONALLY SPACIOUS THREE DOUBLE BEDROOM FAMILY HOME
- DOUBLE GARAGE
- FULLY ENCLOSED, RECENTLY LANDSCAPED LARGER THAN AVERAGE GARDEN
- MAIN BEDROOM EN SUITE
- HIGH QUALITY MORRISH BUILD
- JUST A FEW STEPS AWAY FROM SHIVA CAFE
- MANY DUAL ASPECT ROOMS
- PRESENTED TO A HIGH STANDARD

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DESCRIPTION:

Welcome to Number Twelve B Stret Kosti Veur Woles an exceptionally spacious, very well presented three double bedroom semi detached home built in 2021, conveniently located in the heart of Nansledan just a few steps from Shiva, 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!

A bright and welcoming hallway featuring 'on-trend' panelling 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 dual aspect 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 shaker style units with a fully integrated appliance pack including a dish washer, washing machine, fridge freezer, oven and gas hob.

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 and an abundance of natural light.

All three double bedrooms can be found on the first floor. The largest has a spacious en suite complete with a luxurious double shower. 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 freehold management charge at Nansledan is around £350.00 per year.

At the rear, the landscaped garden is exceptionally private and has been thoughtfully created enjoying plenty of afternoon and evening sun. There is a raised deck created to make the most of the evening sunshine with a pergola at the far end of the garden...perfect for entertaining in the summer. At the rear of the garden, there is a double garage with access from the garden.

In summary, this gorgeous home is 'turn key' ready, the family friendly space, natural light, low maintenance garden and double garage make for a perfect home for the modern family!

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Hallway
5.21m x 1.93m (17'1 x 6'4)

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Lounge
4.98m x 2.95m (16'4 x 9'8)

.

Kitchen Diner
4.98m x 2.77m (16'4 x 9'1)

.

Cloakroom
1.93m x 0.91m (6'4 x 3'0)

.

Bedroom 1
4.14m x 2.77m (13'7 x 9'1)

.

En Suite
2.34m x 1.68m (7'8 x 5'6)

.

Bedroom 2
2.95m x 2.87m (9'8 x 9'5)

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Bedroom 3
2.95m x 2.77m (9'8 x 9'1)

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Bathroom
2.29m x 1.68m (7'6 x 5'6)

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Double Garage
6.02m x 5.84m (19'9 x 19'2)

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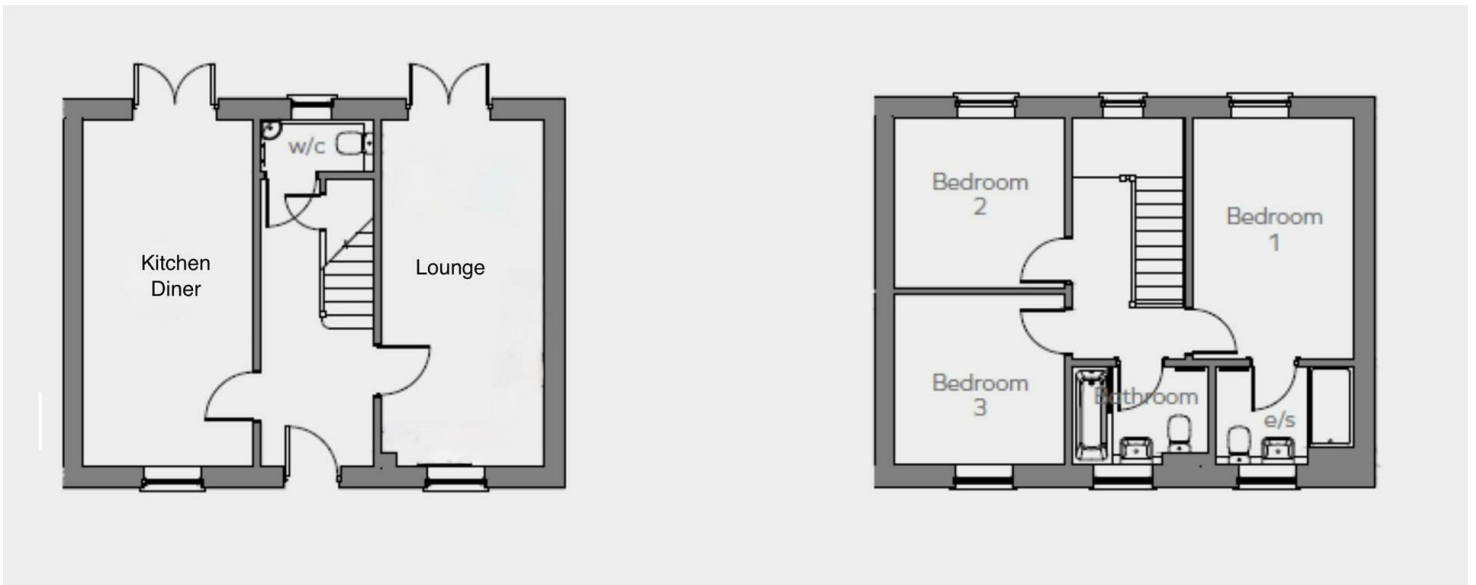
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FLOORPLAN:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			95
(81-91) B			
(69-80) C			
(55-68) D		84	
(39-54) E			
(21-28) 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			
(92-100) 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	

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