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## 2 Stret Trewolek, Newquay TR8 4SL

**£340,000**

THIS DISTINCTIVE THREE-BEDROOM HOME IS ONE OF A LIMITED NUMBER CONSTRUCTED BY WAINHOMES WITHIN THE SOUGHT-AFTER NANSLEDAN DEVELOPMENT MAKING IT A RARE FIND. COMPLETED IN NOVEMBER 2021, IT HAS BEEN EXCEPTIONALLY WELL MAINTAINED AND REMAINS IN SUPERB CONDITION THROUGHOUT.

**PROPERTY TYPE:** House - End Terrace

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

### FEATURES:

- GORGEOUS THREE BEDROOM FAMILY HOME
- SOUTHWESTERLY FACING FLAT, ENCLOSED GARDEN
- PRESENTED TO A SUPERB STANDARD
- GARAGE AND PARKING
- SUMPTUOUS LUXURY CARPETS
- TUCKED AWAY IN A QUIETER LOCATION AWAY FROM THE BUSIER ROADS
- HIGHLY DESIRABLE DUCHY OF CORNWALL DEVELOPMENT

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## DESCRIPTION:

Welcome to Number Two Stret Trewolek, a beautifully finished and generously proportioned three-bedroom home, built in 2021 and located in the highly desirable Nansledan community. Although at the end of a terrace it has a distinct feeling of being detached!

Ideally located just a short walk from local shops, cafés, and everyday amenities. Newquay's vibrant town centre and iconic beaches are only a 10-minute drive away, while essential services—including Nansledan School, The Little Cornish Pantry, The Sang (public open space), Henver Road Co-op and Post Office, Quintrell Downs Spar and train station, and Porth Beach—are all easily accessible on foot.

Often referred to as the crown jewel of Newquay, Nansledan is a landmark development by the Duchy of Cornwall. Set to expand into a thriving community of over 4,000 homes, it already boasts a wide selection of independent shops, cafés, and local businesses along its colourful streets. With a lively community spirit, a respected primary school, and abundant green spaces—including the wildlife-rich Trewolek Meadow (SANG)—Nansledan is perfectly suited for families. For lovers of the coast, Newquay's famous surf beaches and dramatic coastline lie just two miles away.

Step inside this beautifully maintained three-bedroom home and you'll immediately notice the sense of space and light. The welcoming entrance hall provides access to the first floor and leads into a bright and inviting living room. Bathed in natural light from French doors that open onto the private, south westerly facing garden, this is a perfect space for relaxing or entertaining. A useful under-stairs cupboard offers additional storage, and a further door connects to the kitchen/dining area.

The kitchen/diner is a standout feature; well-proportioned and filled with natural light thanks to triple-aspect windows. The kitchen itself is fitted with modern grey shaker-style wall and base units, paired with quality finishes throughout. There's plenty of space for a family dining table, making this the heart of the home. Integrated appliances include a stainless steel sink and drainer, electric oven, gas hob with extractor, and there's plumbing and space for a washing machine, dishwasher, and fridge/freezer. The gas combi boiler is discreetly housed in a dedicated cupboard.

Upstairs, a generous landing with a useful storage cupboard leads to three well-sized bedrooms and a stylish family bathroom. Two of the bedrooms are comfortable doubles, while the third is a spacious single, ideal for a child's room, guest space, or home study. The bathroom is finished to a high standard with a panelled bath and overhead shower, sleek grey wall tiling, a modern vanity sink unit, low-level WC.

Outside, the rear garden is an unexpected gem; south westerly facing, unusually private for a newer property, and a real sun trap. It is fully enclosed by rendered walls for added security and seclusion. French doors from the living room lead directly into this tranquil outdoor space, ideal for both entertaining and simply enjoying the sunshine. A rear door gives access into the garage, which is equipped with power, lighting, and an up-and-over door. Adjacent to the garage is a dedicated parking space.

The home is part of a well-maintained development with an annual service charge of approximately £250.00

With its spacious layout, sunny private garden, and detached garage, this home offers a combination of comfort, convenience, and quality in a modern development.

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Hallway  
1.75m x 1.73m (5'9 x 5'8)

Living Room  
3.99m x 3.68m (13'1 x 12'1)

Kitchen Diner  
4.72m x 3.30m (15'6 x 10'10)

WC  
1.60m x 1.09m (5'3 x 3'7)

Bedroom 1  
3.99m x 2.64m (13'1 x 8'8)

Bedroom 2  
3.38m x 2.31m (11'1 x 7'7)

Bedroom 3  
2.31m x 2.18m (7'7 x 7'2)

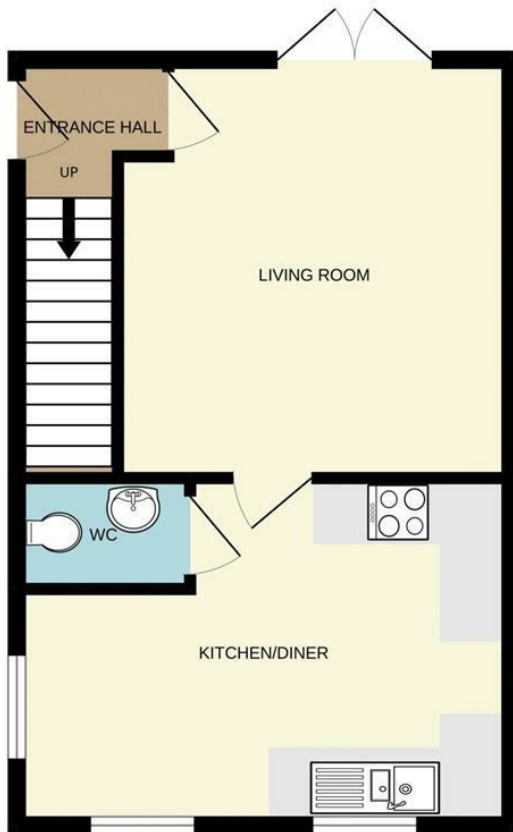
Bathroom  
1.98m x 1.96m (6'6 x 6'5)

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

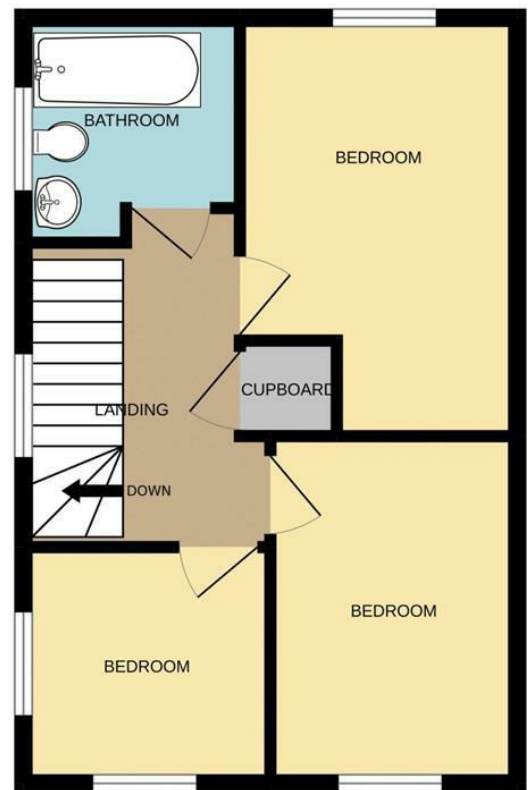
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**FLOORPLAN:**

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) <b>A</b>                           |  |                         | 96        |
| (81-91) <b>B</b>                            |  | 84                      |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>                                              |  |                         |           |
| (81-91) <b>B</b>                                                |  |                         |           |
| (69-80) <b>C</b>                                                |  |                         |           |
| (55-68) <b>D</b>                                                |  |                         |           |
| (39-54) <b>E</b>                                                |  |                         |           |
| (21-38) <b>F</b>                                                |  |                         |           |
| (1-20) <b>G</b>                                                 |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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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