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28 Stret Kolom, Nansledan TR8 4TD

£400,000

A BEAUTIFULLY PRESENTED AND INDIVIDUALLY DESIGNED THREE DOUBLE BEDROOM DETACHED CG FRY HOME, BUILT IN 2024 AND STILL BENEFITING FROM THE REMAINDER OF ITS NHBC WARRANTY. SET IN A PEACEFUL POSITION WITHIN SOUGHT-AFTER NANSLEDAN, THE PROPERTY OFFERS STYLISH AND SPACIOUS ACCOMMODATION, TOGETHER WITH A LEVEL REAR GARDEN, GARAGE, DRIVEWAY PARKING AND EV CHARGING POINT.

PROPERTY TYPE: House - Detached

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

FEATURES:

- DETACHED CG FRY HOME COMPLETED IN 2024 WITH REMAINDER OF NHBC WARRANTY
- THREE WELL-PROPORTIONED DOUBLE BEDROOMS, INCLUDING PRINCIPAL EN-SUITE
- INDIVIDUALLY DESIGNED HOME — THE ONLY PROPERTY OF THIS DESIGN ON THE DEVELOPMENT
- GARAGE WITH POWER AND LIGHTING, DRIVEWAY PARKING AND EV CHARGING POINT
- GENEROUS LEVEL REAR GARDEN ENJOYING A SUNNY ASPECT IN THE AFTERNOON AND EVENING
- HIGHLY DESIRABLE NANSLEDAN SETTING WITH AMENITIES AND COASTLINE CLOSE BY
- SPACIOUS KITCHEN/DINING ROOM WITH AEG INTEGRATED APPLIANCES
- PEACEFUL EDGE-OF-DEVELOPMENT POSITION WITH OPEN OUTLOOK
- EXCEPTIONALLY WELL PRESENTED WITH STYLISH CONTEMPORARY INTERIORS

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DESCRIPTION:

Welcome to Number Twenty Eight Stret Kolom, an individually designed detached home situated in a peaceful position within the highly sought-after Nansledan development. Built by the respected CG Fry in 2024, this beautifully presented three-bedroom home is offered in excellent condition. Unusually, it is the only property of this particular design within Nansledan, making it a rare and individual opportunity.

Nansledan is one of Cornwall's most desirable modern communities, combining traditional architecture with an established neighbourhood feel. Located approximately two miles from Newquay town centre, it offers a range of independent shops, cafés and eateries, as well as a highly regarded primary school and extensive green spaces. Trewolek Meadow (SANG) provides acres of countryside walks close by, while Newquay's famous beaches and North Cornwall coastline are only a short distance away.

The property occupies a particularly quiet position with no future development planned directly to the front, giving an attractive open outlook and a greater feeling of privacy. The remainder of the NHBC warranty provides additional peace of mind.

Inside, the accommodation is bright, spacious and finished in a contemporary style throughout. The entrance hall leads into the impressive kitchen/dining room, which is very much the hub of the home. The kitchen features shaker-style units, generous work surfaces and a range of integrated AEG appliances, including dishwasher, washing machine, fridge freezer and gas hob with extractor over. There is plenty of room for a family dining table, making this a sociable and practical space.

An adjoining hallway gives access to the ground floor cloakroom. The separate sitting room is a comfortable and light-filled room, with French doors opening directly onto the rear garden. A useful storage cupboard is also located off the living room.

Upstairs are three genuine double bedrooms, all offering excellent proportions and flexibility for family, guest or home-working use. The principal bedroom has a modern en-suite shower room and recessed wardrobe space, with the existing wardrobes to remain. The two further bedrooms are served by the stylish family bathroom. A useful airing/storage cupboard on the landing houses the gas combi boiler.

The rear garden is a real highlight, being unusually private for a modern development and enjoying a level layout. Well maintained and designed for easy upkeep, it combines lawn with attractive decorative stone areas and enjoys sunshine at different times of the day. There is also a timber shed and gated side access to the driveway.

Externally, the property benefits from an integral garage with power, lighting and an up-and-over door, together with driveway parking for one to two vehicles. An external EV charging point is also provided.

Overall, this is a particularly appealing modern home, combining generous accommodation, a private garden and excellent parking with the quality and finish expected from a 2024 CG Fry build. Presented in superb condition and ready to move straight into, Number Twenty Eight Stret Kolom offers a rare opportunity to secure a truly individual home within Nansledan.

Hallway
2.14 x 1.44 (7'0" x 4'8")

Lounge
5.80 x 3.56 (19'0" x 11'8")

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Kitchen Diner
4.45 x 2.58 (14'7" x 8'5")

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Rear Storage Area
1.34 x 1.02 (4'4" x 3'4")

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Cloakroom
1.44 x 1.33 (4'8" x 4'4")

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Bedroom 1
5.10 x 3.36 max (16'8" x 11'0" max)

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En Suite
2.16m x 2.03m (7'1" x 6'8")

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Bedroom 2
3.67 x 3.57 (12'0" x 11'8")

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Bedroom 3
3.57 x 3.57 (11'8" x 11'8")

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Bathroom
2.35 x 2.05 (7'8" x 6'8")

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Garage
5.97 x 2.87 (19'7" x 9'4")

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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.

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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:

GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR
669 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA: 1341 sq.ft. (124.6 sq.m.) approx.

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) A		93
	(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	(92-100) 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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