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20 Gwarak Trystan, Nansledan TR8 4SQ

£350,000

AN EXCEPTIONAL THREE BEDROOM DETACHED FAMILY HOME PRESENTED TO THE HIGHEST STANDARD WITH A NEAT, LOW MAINTENANCE GARDEN AND A TWO ALLOCATED PARKING SPACES LOCATED IN A QUIET TUCKED AWAY PART OF NANSLEDAN WITH EASY ACCESS TO THE GORGEOUS SHOPS AND CAFES.

PROPERTY TYPE: House - Detached

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

FEATURES:

- THREE BEDROOM DETACHED HOUSE
- HIGH QUALITY MORRISH BUILD
- NEAT, LOW MAINTENANCE GARDEN
- TWO ALLOCATED PARKING SPACES
- NO ONWARD CHAIN
- SPACIOUS, BRIGHT ACCOMMODATION
- TUCKED AWAY IN A QUIET SPOT
- HIGH QUALITY DUCHY OF CORNWALL DEVELOPMENT
- SHUTTERS INCLUDED

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DESCRIPTION:

Welcome to Nansledan! 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!

This attractive 'slate-hung' property, built in 2023 by Morrish Homes is well positioned with the prestigious development of Nansledan, tucked away from the busier roads with easy access to the main town of Newquay and the nearby beaches. It has been lovingly cared for by the current owners from new and is presented to the highest possible standard.

The front door opens into a bright, welcoming hallway with stairs to the first floor and a cloakroom. Off the hallway to the left, you will find the lounge which has a window to the front, a bright sunny room with ample space for plenty of furniture complimented by immaculate carpets and neutral decor.

At the rear, the kitchen diner which has a door giving access to the garden and access to the under stairs cupboard has ample space for a family size dining table and boasts a good range of shaker style units with an electric oven and gas hob with space for a fridge/freezer, washing machine and dish washer.

All three bedrooms can be found on the first floor. They are all immaculately presented with modern, neutral decor and carpets. The main bedroom has plenty of space for wardrobes and these are available by separate negotiation. Also, on the first floor, the bathroom is pristine with attractive tiling and a bath with a shower over. From the landing, you will find access to the loft and two useful storage cupboards.

This home which was built in 2023 retains the remainder of the NHBC guarantee. It has gas central heating powered by a combination boiler found in the utility and wooden windows. The freehold management charge at Nansledan is around £250.00 per year.

Externally, the garden is private and enclosed enjoying plenty of sunshine right through until late evening. There's a lawned area and a garden shed with some planted borders and shrubs. From the rear garden, there's a gate giving access to the two allocated parking spaces.

In summary, this is an immaculate example of a three-bedroom family home in a great location within Nansledan. With its modern fixtures, generous living spaces, and beautifully presented garden, this property is perfect for families or professionals looking for a comfortable and convenient place to call home. The NHBC guarantee provides added peace of mind, and the low maintenance costs make it an attractive option for those looking for a hassle-free living experience. Viewings are highly recommended to appreciate the quality and charm of this wonderful property.

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Hallway
4.72m x 1.09m (15'6 x 3'7)

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Cloakroom
2.08m x 0.79m (6'10 x 2'7)

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Lounge
4.45m x 3.07m (14'7 x 10'1)

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Kitchen Diner
5.36m x 3.07m (17'7 x 10'1)

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Bedroom 1
3.84m x 3.07m (12'7 x 10'1)

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Bedroom 2
3.68m x 2.64m (12'1 x 8'8)

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Bedroom 3
2.87m x 1.96m (9'5 x 6'5)

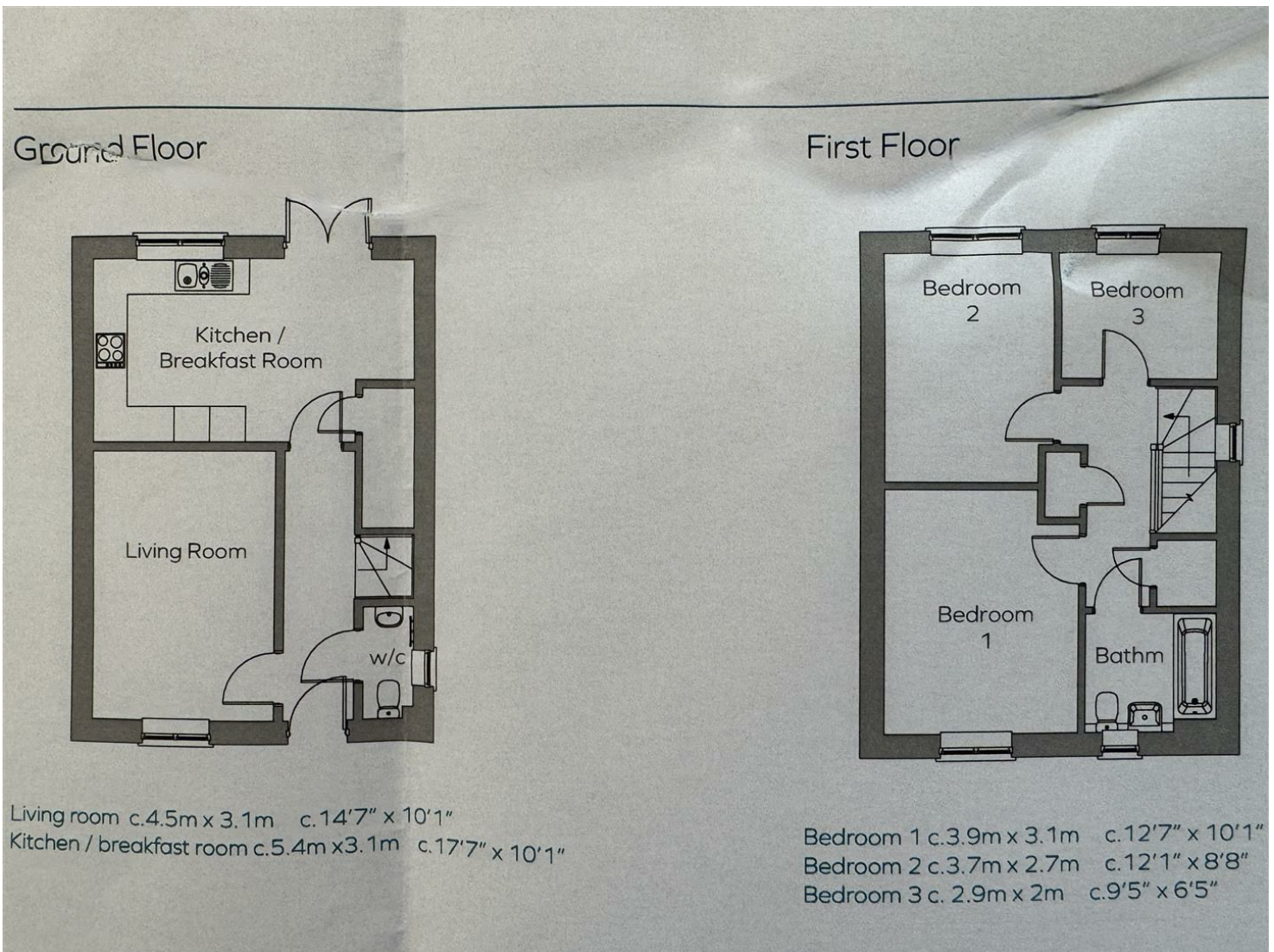
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Bathroom
2.16m x 2.16m (7'1 x 7'1)

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FLOORPLAN:



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92-101) 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	
Current	Potential
83	95
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(92-101) 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	
Current	Potential
England & Wales EU Directive 2002/91/EC	

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