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## 33 Stret Kosti Veur Wartha, Newquay TR8 4SX

**£350,000**

A TRULY EXCEPTIONAL THREE BEDROOM C G FRY EX 'SHOW HOME' POSITIONED IN A QUIET TUCKED AWAY PART OF NANSLEDAN YET WITHIN EASY REACH OF THE DELIGHTFUL SHOPS AND CAFES ON OFFER. THIS PROPERTY HAS A PRIVATE, ENCLOSED GARDEN, A GARAGE AND PARKING AND IS OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / BEDROOMS: 3 / BATHROOMS: 2

### FEATURES:

- THREE BEDROOM CG FRY FAMILY HOME (EX SHOW HOME)
- PRESENTED TO AN IMPRESSIVE STANDARD THROUGHOUT
- BUILT IN 2022 WITH THE REMAINDER OF THE NHBC GUARANTEE
- GARAGE AND PARKING
- ENCLOSED, LOW MAINTENANCE REAR GARDEN
- TUCKED AWAY IN A PEACEFUL LOCATION
- GENEROUS KITCHEN DINER PERFECT FOR MODERN FAMILY LIFE
- HIGHLY DESIRABLE DUCHY OF CORNWALL ESTATE

01637 877754

[info@momovenewquay.co.uk](mailto:info@momovenewquay.co.uk)

[www.momove.co.uk](http://www.momove.co.uk)

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#### DESCRIPTION:

Welcome to Number Thirty Three Stret Kosti Veur Wartha, an impressive, flawlessly presented semi detached three bedroom C G Fry ex Show Home built in 2022, located right in the heart of Nansledan, just a ten minute drive from Newquay.

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!

This truly is one of the finest examples of this style of home we have seen at Nansledan with a gorgeous kitchen diner and a neat enclosed garden.

A welcoming hallway with practical LVT flooring guides you into the family home where you will find a useful cloakroom on the left and the living room on the right. The living room has a window to the front and is a great size with enough space for the whole family to relax at the end of the day. Towards the rear, the kitchen diner is particularly impressive with a luxury tiled floor and an array of grey shaker style cupboards with a fully integrated appliance pack and ample space for a family size dining table with access to the rear garden.

All three bedrooms can be found on the first floor; there's two at the rear and one at the front. The largest of the three has a beautifully tiled en suite shower room and the equally well presented family bathroom complete with a 'P' style bath serves the other two bedrooms. Bedroom three is currently utilised as a dressing room and is fitted with wardrobes and storage solutions.

This property has gas central heating powered by a combination boiler located in the kitchen. The windows are wooden double glazed.

Externally, the rear garden is private, sheltered and enclosed. There's access from the garden to the parking area and the single garage which backs right onto the rear making it particularly convenient for access. The garage has some useful storage above and there's an allocated parking space in front.

In summary, this outstanding C G Fry home features many upgrades, it offers space, an abundance of natural light and a flawless standard of accommodation. Offered with no onward chain.

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Hallway  
4.42m x 1.02m (14'6 x 3'4)

.

Lounge  
4.42m x 2.95m (14'6 x 9'8)

.

Kitchen Diner  
5.28m x 4.01m (17'4 x 13'2)

.

Cloakroom  
1.93m x 0.99m (6'4 x 3'3)

.

Bedroom 1  
3.71m x 2.97m (12'2 x 9'9)

.

En Suite  
2.16m x 1.32m (7'1 x 4'4)

.

Bedroom 2  
2.97m x 2.90m (9'9 x 9'6)

.

Bedroom 3  
2.62m x 2.18m (8'7 x 7'2)

.

Bathroom  
2.18m x 1.91m (7'2 x 6'3)

.

Garage

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FLOORPLAN:



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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 energy efficient - higher running costs		
	84	96
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		
(02-10) <b>A</b>		
(11-20) <b>B</b>		
(21-30) <b>C</b>		
(31-40) <b>D</b>		
(41-50) <b>E</b>		
(51-60) <b>F</b>		
(61-70) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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