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MOMOVE NEWQUAY

39 Stret Kosti Veur Woles, Newquay TR8 4GU

£335,000

A TRULY EXCEPTIONAL THREE BEDROOM C G FRY 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 SOUTHERLY FACING GARDEN, A GARAGE AND PARKING AND IS OFFERED WITH NO ONWARD CHAIN..

PROPERTY TYPE: House - End Terrace

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

FEATURES:

- IMMACULATE THREE BEDROOM CG FRY FAMILY HOME
- GARAGE & ALLOCATED PARKING
- IMPRESSIVE KITCHEN DINER
- SOUTHERLY FACING ENCLOSED GARDEN
- MASTER BEDROOM EN-SUITE
- GAS C/H AND WOODEN DBL GLAZING
- NO ONWARD CHAIN
- WELL POSITIONED IN THE HEART OF NANSLEDAN

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DESCRIPTION:

Welcome to No. Thirty Nine Stret Kosti Veur Woles—an impressive and immaculately presented three-bedroom end of terrace CG Fry home, built in 2018 and perfectly positioned in the heart of Nansledan, just a ten-minute drive from Newquay.

Nansledan is truly the jewel in Newquay's crown. Just moments from the vibrant, bohemian town centre, this Duchy of Cornwall development is evolving into a thriving community of around 4,000 homes, complete with a lively high street filled with independent shops and cafés to suit every taste. With a highly regarded primary school and generous green spaces, Nansledan is an ideal setting for families. Only two miles away, Newquay offers an exciting choice of shops, cafés, and bars, along with some of the most beautiful surfing beaches and dramatic coastline in North Cornwall. On Nansledan's eastern edge lies Trewolek Meadow, a large area of farmland known as the SANG—a haven for wildlife and a wonderful space for dog walking and family adventures.

This property is a brilliant example of its type... boasting a stunning kitchen–diner and a neatly enclosed southerly facing rear garden.

A welcoming hallway with practical LVT flooring leads into the home, with a useful cloakroom to the left and the living room to the right. The living room enjoys a front-facing window and offers generous space for the whole family to unwind. To the rear, the standout kitchen–diner features a luxury tiled floor, stylish cream gloss units, fully integrated appliances, and ample room for a family dining table, along with direct access to the garden.

Upstairs are three bedrooms—two overlooking the rear garden and one to the front. The principal bedroom benefits from a beautifully tiled en-suite shower room, while the equally well-finished family bathroom, fitted with a 'P'-shaped bath, serves the remaining bedrooms.

The property is equipped with gas central heating via a combination boiler located in the kitchen, and features wooden double-glazed windows throughout.

Outside, the southerly facing rear garden is private, sheltered, and fully enclosed, with a gate leading to the parking area and the single garage positioned directly behind—making access especially convenient. The garage also offers useful overhead storage,

In summary, this exceptional C G Fry home offers a high standard of accommodation, generous space, abundant natural light, and flawless presentation throughout. It is offered for sale with no onward chain.

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Lounge
4.45m x 3.00m (14'7 x 9'10)
.

Kitchen Diner
5.31m x 4.45m (17'5 x 14'7)
.

Bedroom 1
3.71m x 3.05m (12'2 x 10'0)
.

En Suite
2.72m x 1.32m (8'11 x 4'4)
.

Bedroom 2
3.07m x 3.05m (10'1 x 10'0)
.

Bedroom 3
3.07m x 2.13m (10'1 x 7'0)
.

Bathroom
2.13m x 1.63m (7'0 x 5'4)
.

Garage
5.87m x 2.95m (19'3 x 9'8)
.

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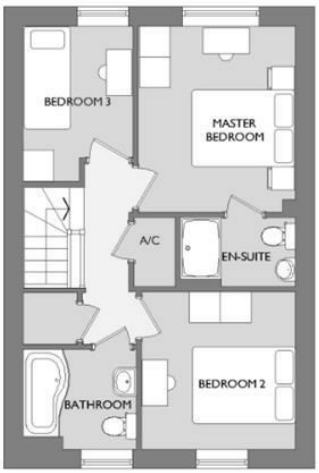
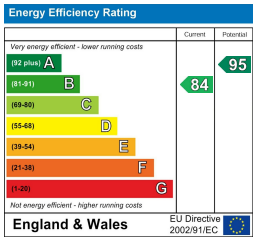
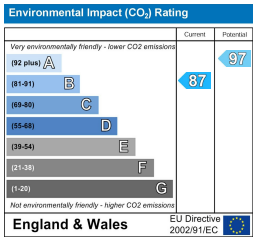
FLOORPLAN:



First Floor

Ground Floor





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