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## 2 Bownder Agravayn, Newquay TR8 4QU

**£300,000**

AN EXCEPTIONALLY SPACIOUS SLATE-HUNG TWO DOUBLE BEDROOM HOME OOZING KERB APPEAL AND LOCATED WITHIN A QUIET TUCKED AWAY PART OF THE NANSLEDAN DEVELOPMENT. COMPLETED IN 2019, IT HAS BEEN EXCEPTIONALLY WELL MAINTAINED WITH AN UPGRADED KITCHEN AND NEWLY FITTED BIFOLD DOORS, A DELIGHTFUL SUNNY GARDEN AND TWO PARKING SPACES.

**PROPERTY TYPE:** House - Detached

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

### FEATURES:

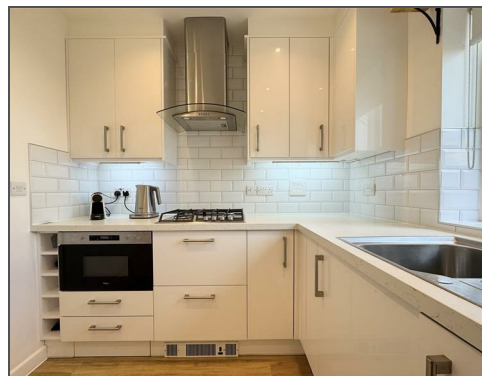
- EXCEPTIONALLY SPACIOUS DETACHED TWO DOUBLE BEDROOM HOUSE
- PRESENTED TO A FLAWLESS STANDARD INSIDE AND OUT
- UPGRADED KITCHEN IN 2022
- RECENTLY FITTED BI-FOLD DOORS
- MAIN BEDROOM EN SUITE
- TWO ALLOCATED PARKING SPACES
- SHUTTERS INCLUDED
- UPGRADED LIGHT SWITCHES AND PLUG SOCKETS
- TUCKED AWAY IN A WELL ESTABLISHED PART OF NANSLEDAN
- FLOOR PLAN TO FOLLOW

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 Two Bownder Agravayn – an immaculately presented and generously proportioned two double bedroom home, oozing kerb appeal and completed in 2019, it's ideally located within the prestigious Nansledan development, this stylish property offers both space and charm in one of Newquay's most desirable neighbourhoods. Positioned on a sizeable plot in a well-established part of Nansledan, the home is just a short stroll from local shops, cafés, and everyday conveniences. Newquay's lively town centre and famous beaches are only 10 minutes away by car, while key amenities—including Nansledan School, The Little Cornish Pantry, the scenic Sang green space, Henver Road Co-op and Post Office, Quintrell Downs Spar and train station, and Porth Beach—are all easily reachable on foot.

Known as the crown jewel of Newquay, Nansledan is a landmark development by the Duchy of Cornwall. With plans for over 4,000 homes, it is already a thriving community, boasting a variety of independent shops, cafés, and local businesses nestled along its vibrant, colourful streets. Families are drawn to its strong sense of community, excellent primary school, and abundant green spaces like Trewolek Meadow (SANG). And for coastal lovers, Newquay's world-class surf beaches and breathtaking coastline lie just two miles from your doorstep.

An inviting and spacious hallway with stairs leading to the first floor welcomes you into this gorgeous home. The hallway also features a useful storage cupboard and a convenient WC. To the left, the dual-aspect lounge/diner is exceptionally bright and generously sized, with newly fitted bi-fold doors opening onto the garden—creating a seamless inside-outside flow that's perfect for entertaining or relaxing. There's also a feature electric fire perfect for creating a cosy atmosphere on those chilly winter evenings.

On the other side, with a window to the rear, the stylish kitchen—replaced in 2022—offers a full complement of integrated appliances, including a fridge freezer, washing machine, dishwasher, microwave, electric oven, and gas hob, making it both highly functional and beautifully finished.

The entire ground floor is laid with luxury Karndean flooring, while the hallway, stairs, and landing are enhanced with elegant wall panelling, adding a refined and cohesive feel throughout.

Upstairs, both bedrooms are generous doubles. The main bedroom benefits from a fully tiled en-suite shower room and a large built-in storage cupboard. Bedroom two features an entire wall of fitted wardrobes, offering excellent storage solutions.

Off the landing, you'll find the immaculate family bathroom, also fully tiled, with a bath and shower over. Loft access is also available from the landing, providing further storage.

This home is equipped with wooden double-glazed windows and gas central heating powered by a combination boiler located in the kitchen. It remains in immaculate condition throughout.

Externally, the rear garden is private, sheltered, and low maintenance, featuring established plants and shrubs, a neat area of astro turf, and a raised decked area designed to capture the sunshine—ideal for outdoor dining or relaxing. There's also a garden store with power. Parking is provided in the adjacent communal parking area by the means of a large allocated space with exclusive use for the owner of 2 Bownder Agravayn.

In summary, this rare style of property combines generous living space with thoughtful design and a high standard of finish—making it a perfect choice for first-time buyers, retired couples, or smaller families looking to settle in the sought-after Nansledan development.

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Hallway  
3.81m x 2.21m (12'6 x 7'3)

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Cloakroom  
2.11m x 0.79m (6'11 x 2'7)

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Kitchen

Lounge Diner  
6.15m x 3.56m (20'2 x 11'8)

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Bedroom 1  
3.73m x 2.87m (12'3 x 9'5)

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En Suite  
2.06m x 1.14m (6'9 x 3'9)

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Bedroom 2  
3.10m x 3.10m (10'2 x 10'2)

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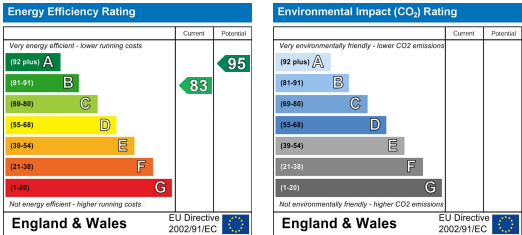
Bathroom  
2.03m x 2.01m (6'8 x 6'7)

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FLOORPLAN:



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