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1 Kew An Lergh, Nansledan TR8 4UZ

£325,000

A FLAWLESS EXAMPLE OF A 'LEVANT' STYLE THREE BEDROOM HOME TUCKED AWAY IN A QUIET LOCATION WITH AN OPEN OUTLOOK. THIS PROPERTY BENEFITS FROM A GORGEOUS, SUNNY AND PRIVATE GARDEN, A GARAGE AND DRIVEWAY PARKING.

PROPERTY TYPE: House - Semi-Detached

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

FEATURES:

- PRISTINE THREE BEDROOM 'LEVANT' STLE HOUSE
- GARAGE AND DRIVEWAY PARKING
- PRETTY, PRIVATE GARDEN
- PRESENTED TO THE HIGHEST POSSIBLE STANDARD
- SOLID OAK DOORS THROUGHOUT
- UTILITY AREA AND DOWNSTAIRS WC
- TUCKED AWAY AND SURROUNDED BY GREENERY
- DUAL ASPECT LOUNGE AND MAIN BEDROOM

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DESCRIPTION:

Welcome to Number One Kew an Lergh an immaculately presented 'Levant' style three bedroom semi detached home built in 2024, located on the edge of Nansledan surrounded by greenery, 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!

Lovingly cared for by the current owners, this property offers well proportioned, exceptionally bright accommodation. There's a real feel of quality throughout with a gorgeous kitchen, luxury tiling and solid oak doors.

The front door opens into a welcoming hallway with stairs leading to the first floor. To the right, the spacious lounge features dual aspect windows allowing for plenty of natural light and leads through to the rear kitchen. This light-filled living area comfortably accommodates a variety of furniture arrangements and is finished with neutral décor and pristine carpets with the added benefit of a flue if a buyer wishes to add a log burner.

At the rear, the kitchen/diner offers a pleasant view of the garden and plenty of space for a family-sized dining table. It is fitted with a good range of shaker style units, an electric oven, gas hob, and space for a dish washer, (plumbing and electric already in place.) Adjacent to the kitchen is a practical utility area with plumbing for a washing machine, space for a fridge freezer, additional storage units, and a convenient cloakroom.

All three bedrooms are located on the first floor and are tastefully decorated with modern, neutral tones and high-quality carpets. The dual aspect principal bedroom is a great size with plenty of space for wardrobes. Also on this floor is a spotless family bathroom, complete with stylish tiling and a bath with an overhead shower.

The property benefits from the remaining term of its NHBC warranty. It is fitted with gas central heating powered by a combi boiler located in the utility area, and features wooden-framed windows. The annual freehold management charge for the Nansledan development is approximately £250.

Outside, the private garden enjoys sunshine throughout the day, a great spot to enjoy a morning coffee in the sun and a family BBQ. The current owners have extended the patio, there's plenty of gorgeous planted beds and borders, a Cornish Stone wall and a lawned area leading up to the parking area, all designed to maximise the sunshine throughout the day. At the rear gate, you will find a single garage with driveway parking in front.

In summary, this immaculate three-bedroom home offers spacious modern living in a prestigious location. With its contemporary finishes, generous living spaces, and well-maintained garden, it is ideal for families or professionals seeking comfort and convenience.

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Hallway
1.88m x 1.73m (6'2 x 5'8)

Lounge
4.14m x 3.73m (13'7 x 12'3)

Kitchen Diner
4.60m x 3.38m (into utility area) (15'1" x 11'1" (into utility area))

Cloakroom
1.57m x 1.47m (5'2 x 4'10)

Bedroom 1
4.06m x 2.74m (13'4 x 9'0)

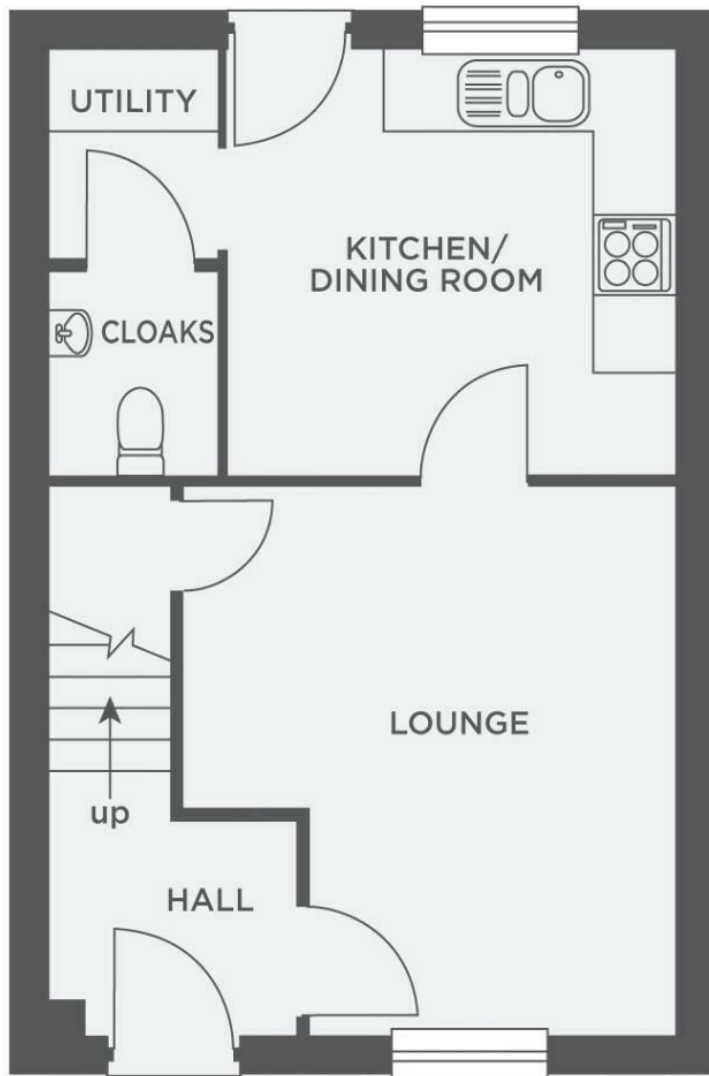
Bedroom 2
3.28m x 2.24m (10'9 x 7'4)

Bedroom 3
2.36m x 2.26m (7'9 x 7'5)

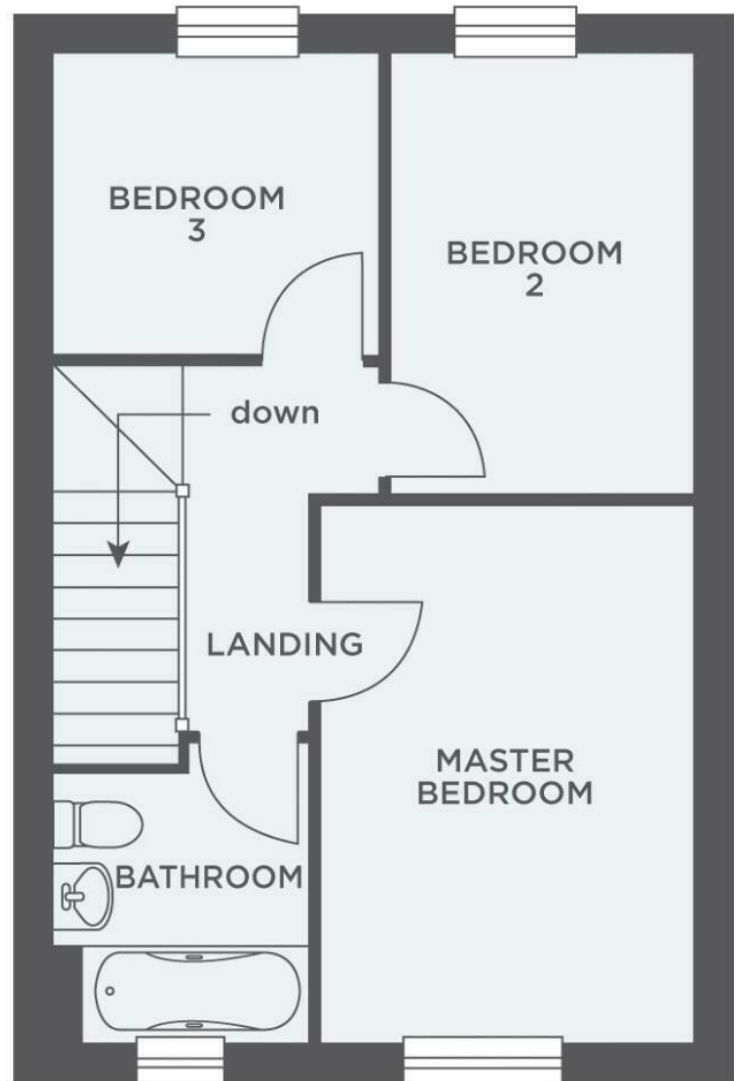
Bathroom
2.01m x 1.88m (6'7 x 6'2)

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FLOORPLAN:



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			95
(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		83	
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-plus) 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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