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22 Stret Euther Penndragon, Newquay TR8 4FB

£425,000

AN IMPECCABLY PRESENTED, DOUBLE-FRONTED, FOUR/FIVE BEDROOM FAMILY HOME ARRANGED OVER THREE STOREYS, SET WITHIN THE HIGHLY SOUGHT-AFTER NANSLEDAN DEVELOPMENT. THE PROPERTY BENEFITS FROM A LOG BURNER, GENEROUS, FLAT GARDEN, GARAGE AND ALLOCATED PARKING.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / **BEDROOMS:** 5 / **BATHROOMS:** 3

FEATURES:

- FOUR/FIVE BEDROOM FAMILY HOME
- GARAGE AND ALLOCATED PARKING
- LOG BURNER
- GENEROUS, FLAT REAR GARDEN
- TWO EN SUITE BEDROOMS
- FLEXIBLE ACCOMMODATION
- REMAINDER OF NHBC WARRANTY
- HIGHLY DESIRABLE DUCHY OF CORNWALL DEVELOPMENT

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

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DESCRIPTION:

Set in a prominent position of the ever-popular Nansledan development, Number Twenty Two Stret Euther Penndragon is a striking four/five bedroom Morrish-built family residence, ideally located just ten minutes from the vibrant coastal hub of Newquay.

Often celebrated as one of Newquay's most desirable neighbourhoods, Nansledan sits moments from the town's creative and eclectic centre. Developed as part of the Duchy Estate, this flourishing community is taking shape as a modern village of around 4,000 homes, complete with a lively high street filled with independent shops, cafés, and everyday amenities. The presence of a well-regarded primary school, plentiful green spaces, and a strong sense of community makes it especially appealing to families. Newquay itself, only two miles away, offers an excellent range of shopping, dining, and nightlife, along with access to some of North Cornwall's finest beaches and breathtaking coastal scenery. To the eastern boundary lies Trewolek Meadow (locally known as the SANG), a vast open landscape of farmland providing a haven for wildlife and a safe, scenic environment for children and dog walkers alike. This blend of countryside openness and coastal convenience truly sets Nansledan apart.

The front door opens into a welcoming entrance hall, complete with stairs rising to the upper floors and a useful ground-floor cloakroom. To the left, a generous dual-aspect living room enjoys plenty of natural light and a log burner, with a front-facing window and patio doors leading directly into the rear garden. This warm and inviting space is ideal for both family living and quiet relaxation.

Positioned to the right of the hallway, the dual aspect kitchen-diner is both practical and stylish, featuring a wide selection of sleek cream gloss units. Integrated appliances include a fridge freezer, double oven, and gas hob, with space for a full size washing machine and tumble dryer creating a highly functional space suited to everyday cooking as well as hosting friends and family.

The first floor accommodates three well-proportioned double bedrooms, one of which benefits from a modern en suite shower room. Completing the first floor, the family bathroom is immaculately presented, beautifully tiled, and finished to a high standard. Occupying the entire second floor is an impressive and flexible main bedroom suite, comprising a spacious double bedroom, a separate dressing room that could easily function as a fifth bedroom or home study, and a further en suite shower room.

Additional features include gas central heating, double-glazed wooden windows throughout. At Nansledan, there's a freehold management fee of approximately £285 per annum.

Externally, the generous rear garden is predominately flat and laid mainly to lawn with a patio area and access through the garden gate to the single garage and parking space.

Overall, this superb home combines spacious and flexible accommodation with immaculate presentation, a neat and generous garden, and an enviable location within easy walking distance of local schools and just a few minutes from Cornwall's most celebrated beaches.

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Kitchen Diner
5.99m x 2.69m (19'8 x 8'10)

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Lounge
5.99m x 3.10m (19'8 x 10'2)

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Bedroom 2
4.09m x 2.69m (13'5 x 8'10)

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Bedroom 3
3.10m x 2.79m (10'2 x 9'2)

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Bedroom 4
2.79m x 2.69m (9'2 x 8'10)

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Bedroom 1
3.81m x 2.79m (12'6 x 9'2)

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Bedroom 5/Dressing Room
2.79m x 2.11m (9'2 x 6'11)

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Garage
6.05m x 2.87m (19'10 x 9'5)

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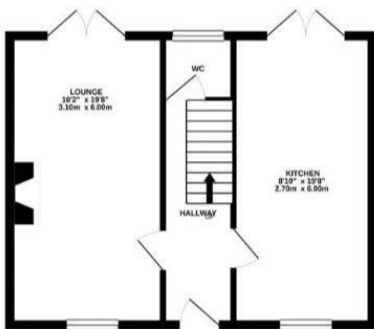
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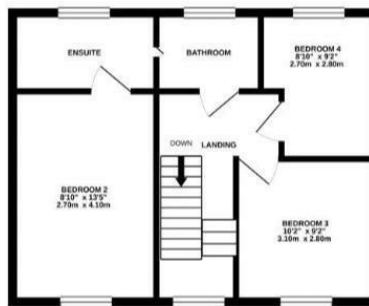
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FLOORPLAN:

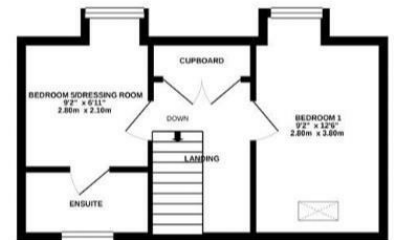
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) 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 | | | |
| England & Wales | | 84 | 93 |
| | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) 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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