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

**£460,000**

AN OUTSTANDING THREE DOUBLE-BEDROOM DETACHED FAMILY HOME BUILT BY CG FRY, BEAUTIFULLY PRESENTED TO AN EXCEPTIONAL STANDARD. THIS PROPERTY BOASTS A PRIVATE, ENCLOSED AND SHELTERED GARDEN WITH A SUMMER HOUSE, ALONG WITH A GARAGE AND ALLOCATED PARKING FOR TWO VEHICLES.

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / BEDROOMS: 3 / BATHROOMS: 2

### FEATURES:

- GORGEOUS DOUBLE-FRONTED DETACHED HOME BY CG FRY COMPLETED IN 2024
- THREE SPACIOUS DOUBLE BEDROOMS
- MAIN BEDROOM EN SUITE
- WELL ESTABLISHED BEAUTIFULLY LANDSCAPED REAR GARDEN
- GARAGE AND ALLOCATED PARKING FOR TWO CARS
- HIGHLY DESIRABLE DUCHY OF CORNWALL DEVELOPMENT
- UTILITY ROOM
- PRESENTED TO AN INCREDIBLY HIGH STANDARD
- EXTENDED PATIO AREA
- BLINDS AND SHUTTERS AVAILABLE BY SEPARATE NEGOTIATION

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## DESCRIPTION:

Welcome to Number Twenty Three Stret Kosti Veur Wartha; a beautifully presented, fully detached double fronted family home, built by CG Fry in 2024. Lovingly maintained by its current owners, the property offers a warm and thoughtfully arranged living space, perfectly suited to the needs of modern family life.

Positioned just a short distance from Newquay's vibrant and eclectic centre, Nansledan forms part of the prestigious Duchy of Cornwall Estate. This carefully designed community combines character with everyday convenience and continues to grow into a thriving neighbourhood of around 4,000 homes. At its heart is a lively high street, home to a variety of independent shops, cafés, and local businesses, creating a strong sense of community.

With a well-regarded primary school close by and an abundance of open green spaces woven throughout, Nansledan is particularly well-suited to families. Its location—approximately two miles from central Newquay—also ensures easy access to a wide range of amenities, from boutique shopping and relaxed dining to entertainment and nightlife. The surrounding area is famed for its stunning natural beauty, with dramatic coastline and some of North Cornwall's most popular surfing beaches just moments away.

To the eastern edge of the development lies Trewolek Meadow, locally known as the SANG (Suitable Alternative Natural Greenspace). This extensive stretch of protected land offers a peaceful setting rich in wildlife, providing a safe and scenic space for walking, recreation, and outdoor enjoyment. Combining the calm of the countryside with the energy of coastal living, Nansledan presents a unique and highly desirable place to call home.

Upon entering the property, you are greeted by a generous entrance hallway that immediately conveys a sense of space. From here, stairs rise to the first floor, while internal doors lead to a convenient ground floor W/C, the main living room, and the kitchen/ diner.

The living room extends the full depth of the property, creating a bright and comfortable space. French doors at the rear provide direct access to the garden and allow natural light to flow through the space, while a centrally positioned gas fireplace adds a cosy focal point.

On the other side, the kitchen/diner is equally impressive in scale, also spanning from front to back. The room is finished with tiled flooring and fitted with a range of modern grey shaker-style units, complemented by ceramic tiled splashbacks and contrasting work surfaces. Integrated appliances include a gas hob with extractor hood, an eye-level double oven, a fridge freezer and a dishwasher. From here, a door leads through to the utility room, which offers additional storage units, a secondary sink and drainer, and space for laundry appliances. The utility also provides access to an under-stairs cupboard and the rear garden.

Upstairs, the landing is bright and airy, leading to three well-proportioned double bedrooms. The main bedroom benefits from a spacious en-suite, complete with a double shower sink unit, W/C, and a heated towel rail. Both the main bedroom and the second bedroom feature high quality fitted wardrobes.

completing the first floor, the beautifully tiled family bathroom is fitted with a contemporary P-shaped bath with shower over, alongside a vanity sink, W/C, and heated towel rail.

The blinds and shutters are available by separate negotiation.

Externally, the property enjoys a notably generous and well-maintained garden, offering a lawned area, an extended patio ideal for relaxing in the sunshine, and a variety of established plants and shrubs. A summer house adds further appeal, while gated access leads to the garage and two allocated parking spaces.

Overall, the property presents a well-considered blend of modern finishes and traditional styling, forming part of a highly regarded and thoughtfully designed development.

Hallway  
2.29m x 2.13m (7'6 x 7'0)

Cloakroom  
1.60m x 1.27m (5'3 x 4'2)

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Lounge  
5.94m x 3.40m (19'6 x 11'2)

Kitchen Diner  
5.92m x 3.33m (19'5 x 10'11)

Utility  
2.31m x 2.11m (7'7 x 6'11)

Bedroom 1  
3.71m x 3.33m (12'2 x 10'11)

En Suite  
2.39m x 2.16m (7'10 x 7'1)

Bedroom 2  
3.76m x 2.92m (12'4 x 9'7)

Bedroom 3  
3.76m x 2.92m (12'4 x 9'7)

Bathroom  
2.64m x 1.70m (8'8 x 5'7)

Garage  
5.87m x 2.90m (19'3 x 9'6)

#### Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

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Items shown in photographs are not included unless specifically mentioned in the sales particulars.

All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

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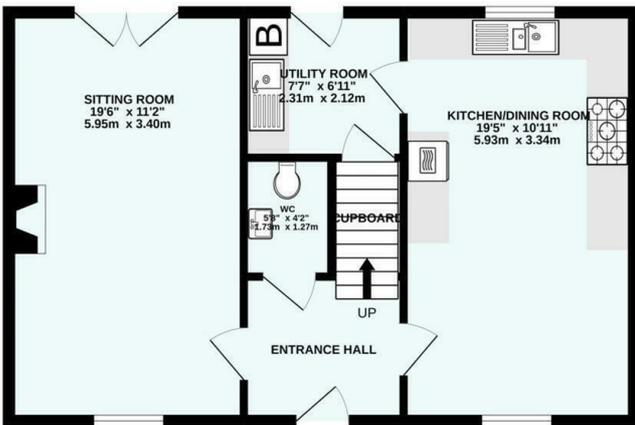
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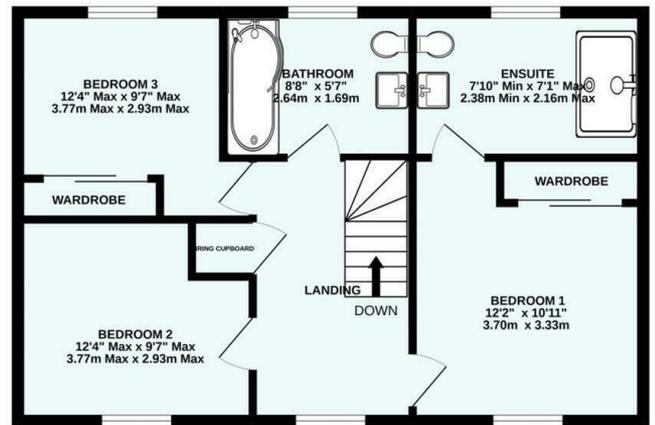
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FLOORPLAN:

GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		84	94
(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		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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