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8 Stret Euther Penndragon, Newquay TR8 4FB

£367,500

A EXCEPTIONALLY WELL PRESENTED THREE DOUBLE BEDROOM 'MORISH' END OF TERRACE FAMILY HOME PRESENTED TO THE HIGHEST STANDARD WITH A NEAT, LOW MAINTENANCE GARDEN, A GARAGE AND DRIVEWAY PARKING.

PROPERTY TYPE: House - End Terrace

RECEPTIONS: 1 / BEDROOMS: 3 / BATHROOMS: 3

FEATURES:

- THREE BEDROOM, THREE STOREY END OF TERRACE HOUSE
- HIGH QUALITY 'MORRISH' BUILD, BUILT IN 2017
- PRESENTED TO A SUPERB STANDARD THROUGHOUT
- LOG BURNER
- SHUTTERS INCLUDED
- GARAGE AND PARKING AT THE REAR
- MAIN BEDROOM EN SUITE
- ALL MAINS SERVICES
- PRESTIGIOUS, DUCHY DEVELOPMENT

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DESCRIPTION:

Welcome to Nansledan! 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!

This property is well positioned within the prestigious development of Nansledan with easy access to the main town of Newquay and the nearby beaches. It has been lovingly cared for by the current owner from new and offers spacious, flexible accommodation over three floors.

A spacious entrance hallway with a cloakroom and stairs to the first floor guides you into this property. At the front, enjoying a sunny aspect and a gorgeous bay window, the lounge is a brilliant family room with plenty of space for furniture with the added luxury of a log burner. At the rear, with doors opening onto the garden, the kitchen diner offers a good range of cream, shaker style units with an integrated dish washer, washing machine, fridge freezer, electric oven and gas hob.

On the first floor, you will find two double bedrooms and a family bathroom which is fresh and immaculately presented with the benefit of a bath with a shower over. One of the bedrooms has a full wall of 'Sharpes' fitted wardrobes. Also, on the first floor, you will find a cupboard housing the high pressure water tank.

From the spacious landing, there are stairs to the third floor where you will find a huge bedroom and ensuite. This bedroom is dual aspect and has ample space for wardrobes. As you would expect, the en suite is pristine with a large shower cubicle.

At the rear, the garden is a good size with some planted borders and an area of astro turf. There's a single garage and allocated parking space at the rear with additional 'on street' parking at the front.

In summary, this handsome home is turn key ready and simply gorgeous inside and out. It will be a house you will be proud to call 'home'.

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Hallway
4.47m x 2.21m (14'8 x 7'3)

Cloakroom
1.83m x 0.94m (6'0 x 3'1)

Lounge
4.09m x 3.51m (13'5 x 11'6)

Kitchen Diner
5.89m x 2.90m (19'4 x 9'6)

Bedroom 1
5.11m x 4.57m (16'9 x 15'0)

En Suite
2.31m x 2.29m (7'7 x 7'6)

Bedroom 2
3.53m x 3.48m (11'7 x 11'5)

Bedroom 3
2.92m x 2.92m (9'7 x 9'7)

Bathroom
2.54m x 1.68m (8'4 x 5'6)

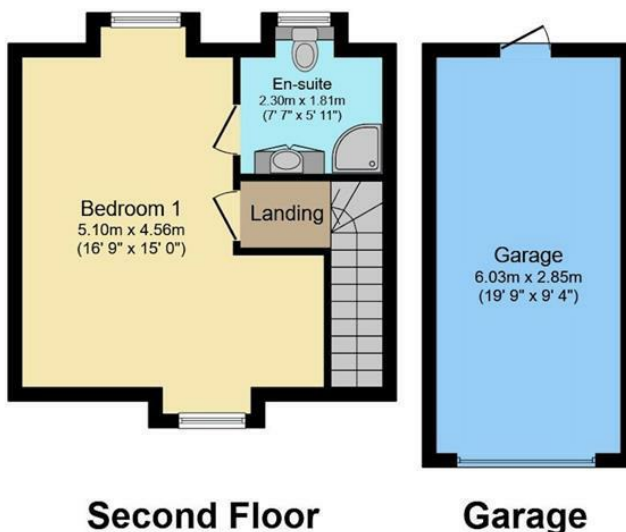
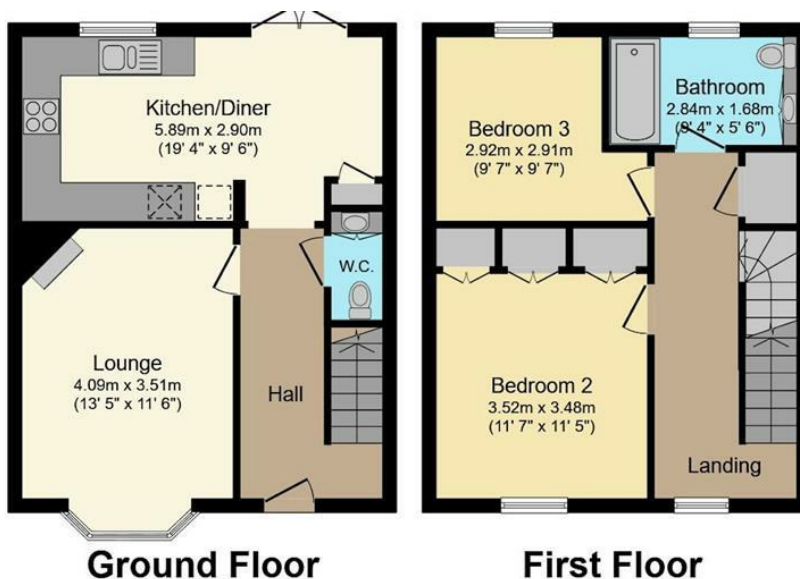
Garage
6.02m x 2.84m (19'9 x 9'4)

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FLOORPLAN:



Total floor area 127.6 sq.m. (1,373 sq.ft.) approx

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 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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