



## 10 Stret Duk Kernow, Nansledan, Newquay, Cornwall, TR8 4UD

NEW IN 2023, A STUNNING “TREMATON” SEMI-DETACHED FAMILY HOME AT NANSLEDAN. IMMACULATE THROUGHOUT WITH EXTENSIVE UPGRADES INCLUDING A BESPOKE DETACHED GARDEN ROOM. THREE DOUBLE BEDROOMS WITH MASTER ENSUITE, GARAGE & BEAUTIFULLY LANDSCAPED GARDENS – SUPERB!

£364,950  
Freehold

our ref: CNN9929

## KEY FEATURES



3

- VIBRANT SUSTAINABLE COMMUNITY WITH ROYAL BACKING
- MASTERFULLY BUILT BY WAIN HOMES IN 2023



2

- TEN-YEAR NHBC STRUCTURAL WARRANTY INCLUDED
- POPULAR "TREMATON" FAMILY HOME DESIGN
- BESPOKE 4M X 3M DETACHED GARDEN ROOM



2

- DOUBLE-FRONTED APPEARANCE FOR CURB APPEAL
- FULLY EQUIPPED KITCHEN WITH INTEGRATED APPLIANCES
- LUXURIOUS LIMED OAK EFFECT KARNDEAN LVT FLOORING

Energy rating (EPC) **B**

Council tax band: **D**

## SUMMARY

Nansledan, a visionary development by HRH Prince William and The Duchy of Cornwall, stands as a testament to sustainable community living in the heart of Newquay. At the forefront of this thriving community is 10 Stret Duk Kernow, a residence that encapsulates the essence of modern living within the charming Nansledan development.

Nansledan, part of Newquay's expansive growth area spanning 400 acres, is dedicated to creating a sustainable haven where families can flourish. The town within a town boasts homes constructed with locally sourced, sustainable materials, designed for comfort and convenience. As a vibrant community, Nansledan is adorned with independent retailers along its high street and a popular primary school that opened its doors in 2019.

Within the folds of this growing community, Stret Duk Kernow emerges as one of the newest streets, with number 10 joining the landscape in 2023. This property, a masterpiece by master builders Wainhomes, showcases the Trematon model – a popular family home celebrated for its three double bedrooms, master ensuite, and an inviting open-plan kitchen/diner.



This particular residence comes with the added assurance of a ten-year NHBC structural warranty, providing peace of mind to its fortunate inhabitants. Originally completed by Wainhomes, the property has undergone significant improvements by its current owners, including a remarkable 4m x 3m bespoke detached garden room – a versatile space that adds a new dimension to the home, ideal for those working remotely or seeking an additional level of accommodation.

Approaching 10 Stret Duk Kernow, its attractive double-fronted appearance exudes curb appeal. Upon entry, a practical hallway with fitted storage sets the tone for the well-designed layout. The ground floor features dual reception spaces – a dual-aspect living room with patio doors and an open-plan kitchen/diner. The kitchen is fully equipped with integrated appliances, providing a seamless culinary experience.

Throughout the ground floor, high-quality limed oak effect Karndean LVT flooring adds a touch of luxury and durability. Ascending to the first floor, three double-sized bedrooms await, accompanied by a family bathroom. The largest bedroom boasts a fully fitted double shower ensuite, and both bathrooms display exquisite white sanitaryware and on-trend tiling.

The home is adorned with gas-fired central heating, double-glazed windows, and meticulous maintenance throughout. Stepping into the transformed rear garden reveals a thoughtfully

landscaped oasis – a low-maintenance modern haven with artificial grass, raised railway sleeper beds, and a rear gate leading to a spacious garage.

At the foot of the garden stands the detached bespoke garden room, a versatile space that can adapt to various needs. With main power, full insulation, double-glazed windows, and impeccable decoration, this garden room adds a touch of flexibility to the property.

In the sought-after locale of Nansledan, 10 Stret Duk Kernow stands as a prime example of premier living. Pound for pound, this property is undoubtedly one of the best choices for those seeking a home that marries comfort, style, and the essence of community living in Newquay. If Nansledan beckons, this residence deserves a closer look – a true gem awaiting its discerning owner.

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## ADDITIONAL INFO

Utilities: All mains services

Broadband: Available. For Type and Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: Garage

Heating and hot water: Gas central heating for both

Accessibility: Level to front & rear. Step up to entrance

Estate charge: Current annual figure TBC

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Entrance Hallway

7' 1" x 4' 7" (2.16m x 1.40m)

## Ground Floor W.C

4' 9" x 3' 7" (1.45m x 1.09m)

## Kitchen/Diner

16' 3" x 9' 1" (4.95m x 2.77m)

## Lounge

16' 3" x 10' 11" (4.95m x 3.32m)

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16' 3" x 10' 11" (4.95m x 3.32m)

## First Floor Landing

11' 0" x 6' 2" (3.35m x 1.88m) including cupboard

## Bedroom One

16' 3" x 10' 11" (4.95m x 3.32m)

## En-suite

7' 1" x 4' 6" (2.16m x 1.37m)

## Bedroom Two

9' 3" x 8' 5" (2.82m x 2.56m)

## Bedroom Three

9' 11" x 7' 6" (3.02m x 2.28m)

## Family Bathroom

6' 10" x 5' 6" (2.08m x 1.68m)

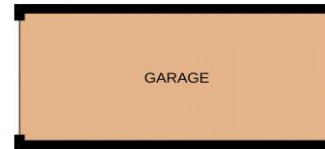
## Garage

12' 11" x 9' 6" (3.93m x 2.89m)

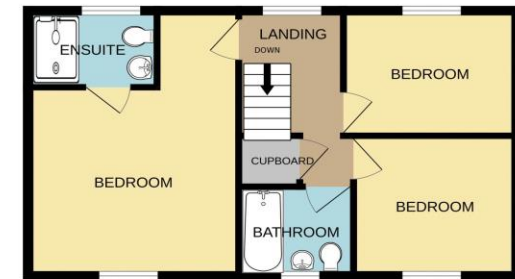
## Garden Pod

14' 0" x 9' 8" (4.26m x 2.94m)

GROUND FLOOR



1ST FLOOR



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