

# NEWQUAY PROPERTY CENTRE



BRAND NEW "SANDRINGHAM" FOUR BEDROOM END TERRACE HOUSE WITH DOUBLE GARAGE, CURRENTLY UNDER CONSTRUCTION, AVAILABLE TO RESERVE AND VIEW NOW. SHOW SUITE AVAILABLE.



The Sandringham, Plot 356, Nansledan,  
Newquay, TR8 4FA

£445,000  
Freehold

our ref: CNN9330

01637 875161

# IN BRIEF...

- Type: House
- Style: End Terrace
- Age: New Build
- Bedrooms: 4
- Reception rooms: 1
- Bathrooms: 3
- EPC: N/A
- Council tax band: N/A
- Mains Services: TBC
- 10 YEAR NHBC WARRANTY
- TRADITIONALLY BUILT TO HIGH STANDARD
- GREAT USE OF QUALITY LOCAL MATERIALS
- CLOSE TO AMENITIES AND SCHOOLS
- SUPERB RANGE OF STYLES AND DESIGNS
- PRESTIGIOUS DUCHY DEVELOPMENT
- DOUBLE GLAZING AND CENTRAL HEATING
- READY TO VIEW NOW



## OWNERSAYS...

“Optional upgrades available to the buyer's own choice requirements, if reserved early.”



## CONSIDER THIS...

Please register your interest for future phases of the development as well as what's currently available.

## MOREDETAIL...

**SUMMARY:** THE SANDRINGHAM is an attractive four bedroom home, with flexible living space set over three floors. On the ground floor, you'll find two sets of french doors leading to your garden from both the lounge and kitchen/diner. The lounge has plenty of space for the whole family to relax after a busy day. The open plan kitchen/diner has plenty of practical surface and storage space. It is a brilliant space for family gatherings, due to the open plan layout and easy garden access.

On the first floor you'll find the main bedroom with private en suite, as well as an additional bedroom and the family bathroom.

The second floor is home to a further two good-sized double bedrooms and another bathroom. The days of arguing over the bathroom in the morning really will become a thing of the past. If you're looking to work from home, one of the bedrooms could comfortably double up as a home office.

This property also benefits from a garden, off street parking for one and double garage.

Nansledan comprises a blend of 2, 3, 4 and 5 bedroom houses and apartments. Within a 218 hectare site to the east of Newquay over time it will create a new urban extension to the town on land owned by the Duchy of Cornwall. Its prime objective is to meet the future local business, housing, educational and health needs of the town in a sustainable way.

Nansledan, which is Cornish for broad valley, is being delivered in partnership by the Duchy of Cornwall and a consortium of South West-based house building companies. Constructed in a time-honoured style these brand new homes will be both visually appealing and built with the area's existing architectural heritage in mind using modern thinking and the latest techniques to create a 21st century benchmark of energy efficiency, comfort and security. The vision for Nansledan is to create a sense of place with character and distinction, which people are proud to call their home.

Please Note - Internal photos are of the show homes, final spec and finish subject to change on each plot. There is also a choice of finishing's on plots subject to early reservations



## THELOCATION...

**LOCATION:** Nansledan is an extension to the Cornish coastal town of Newquay. On Duchy of Cornwall land that embodies the principals of architecture and urban planning, championed by HRH The Prince of Wales. With a 50 year master plan to create a community within a community, of beautiful, sustainable homes, that incorporate local materials and craftsmanship. The vision is to create connected urban centres, where mixed income, housing, shopping, offices, and leisure facilities combine, so that daily amenities can be met within a walkable neighbourhood.

Situated conveniently on the peripheral edge of Newquay, within easy access to main town centre amenities, beautiful coastline, and golden beaches. Nansledan is the perfect 21st century development for modern family needs.

### SHOPPING

- Nansledan Independent Shops
- Co-op - Henvor Road
- Morrisons

### RELAXING

- Porth Beach
- Local Parks
- Numerous local pubs/restaurants

### TRAVEL

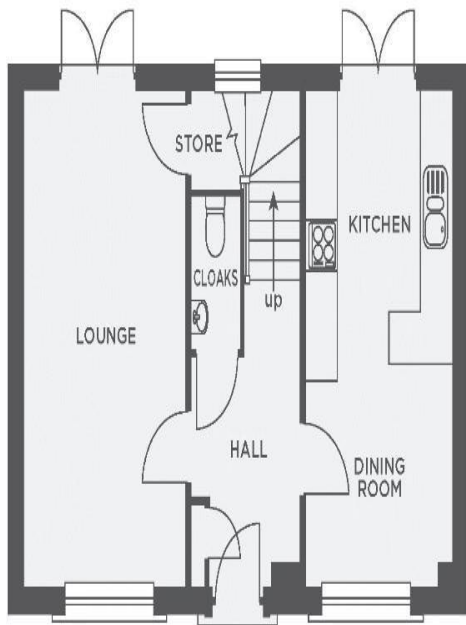
- Bus service locally
- Newquay train station
- Newquay Cornwall Airport

### SCHOOLS

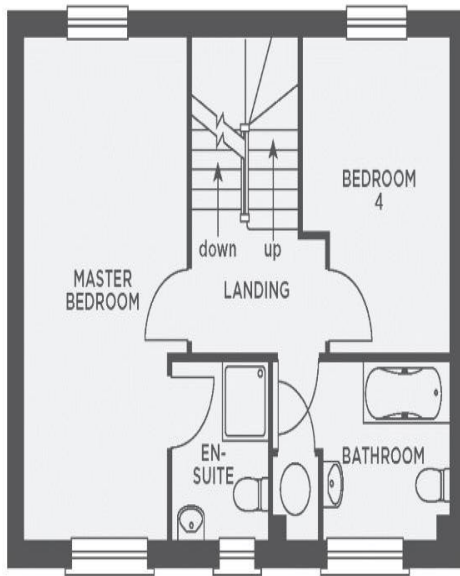
- Nansledan School
- Newquay Treviglas Secondary
- Newquay Tretherras Secondary



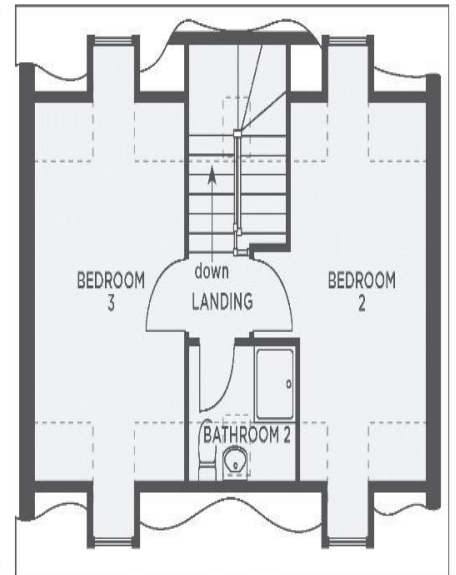
# THE FLOORPLAN...



Ground Floor



First Floor



Second Floor

## THE DIMENSIONS...

### Living Room

18' 6" x 10' 4" (5.63m x 3.15m)

### Kitchen/Diner

18' 6" x 9' 4" (5.63m x 2.84m)

### Downstairs WC

5' 9" x 3' 1" (1.75m x 0.94m)

### First Floor Landing

### Master Bedroom

18' 6" x 10' 6" (5.63m x 3.20m)

### Ensuite

6' 7" x 6' 3" (2.01m x 1.90m)

### Bedroom Four

11' 8" x 9' 6" (3.55m x 2.89m)

### Bathroom

11' 5" x 6' 7" (3.48m x 2.01m)

### Second Floor Landing

### Bedroom Two

18' 6" x 10' 6" (5.63m x 3.20m)

### Bedroom Three

18' 6" x 12' 1" (5.63m x 3.68m)

### Bathroom

7' 7" x 5' 2" (2.31m x 1.57m)

## MORE INFO...

call: 01637 875 161  
 email: [info@newquaypropertycentre.co.uk](mailto:info@newquaypropertycentre.co.uk)  
 web: [www.newquaypropertycentre.co.uk](http://www.newquaypropertycentre.co.uk)

Referrals: we can recommend local conveyancing solicitors (Coodes, Charles French & Co, Nalders) and local financial advisers (Newquay Mortgage & Pensions, Karrek Financial Planners) to sellers and buyers, who are free to make their own choices of who they use. If a recommendation is accepted we will receive £25 for financial services and £150 +VAT for conveyancing on completion for recommending them. Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.