

NEWQUAY PROPERTY CENTRE



THE DELIGHTFUL "HIGHGROVE" IS ARGUABLY ONE OF THE FINEST AND LARGEST 4 BEDROOM HOUSE TYPES AT NANSLEDAN. A GORGEOUS HOME WITH SPACIOUS FAMILY LIVING AREAS, GOOD SIZE BEDROOMS, MASTER ENSUITE, CAREFULLY LANDSCAPED GARDENS AND A FANTASTIC DOUBLE GARAGE WITH DOUBLE DRIVEWAY.



3 Plas Lethesow, Nansledan, Newquay,
TR8 4FS

£445,000
Freehold

our ref: CNN9861

01637 875161

IN BRIEF...

- Type: House
- Style: Semi Detached
- Age: Modern
- Bedrooms: 4
- Reception rooms: 2
- Bathrooms: 2
- EPC: B
- Council tax band: E
- ALL MAINS SERVICES
- AWARD-WINNING "HIGHGROVE" DESIGN
- DOUBLE FRONTED BEAUTY
- SPACIOUS DUAL-ASPECT LIVING SPACES
- FOUR DOUBLE BEDROOMS INC MASTER ENSUITE
- NHBC WARRANTY UNTIL 2027
- STUNNING LANDSCAPED GARDENS
- SOUTH-FACING PARK VIEWS
- IMMACULATE HIGH-QUALITY INTERIORS
- DOUBLE GARAGE & OFF-STREET PARKING



OWNERSAYS...

"I bought early enough that off plan I could pick the position and house design, after much consideration I choose this home and I've always thought it was a perfect choice."



CONSIDER THIS...

WHAT WE LOVE: We are in love with this property, and we're confident you will be too. Make 3 Plas Lethesow your family's dream home and enjoy the luxury, comfort, and style it offers. Don't miss this opportunity – call us today to arrange a viewing. Your future begins here.

MOREDETAIL...

SUMMARY: Introducing 3 Plas Lethesow, Nansledan, Newquay – A True Gem of Distinction

Welcome to your future home – a genuine masterpiece of elegance and comfort. Nestled in the heart of the picturesque Nansledan community in Newquay, this property was crafted with precision and care by the renowned and award-winning Wainhomes, showcasing their iconic "Highgrove" design.

The Highgrove is more than just a house; it's a statement of refined living, and this gem is one of the few rare editions in this sought-after design. This residence, built in 2017, offers a double fronted aesthetic that exudes timeless charm. Its generously proportioned layout boasts dual aspect living spaces, four spacious bedrooms, and the added convenience of a fantastic double garage, ensuring it meets all the criteria for a family's dream home.

As the current owners can attest, this property has been meticulously maintained and lovingly improved over the years. Notably, the garden has undergone an extensive landscaping transformation, reflecting the care and dedication of the current residents.

One of the striking features of this home is its prime location within the development. Facing south and overlooking a family-friendly park, it offers a captivating vista and a safe, vibrant play area for children. The moment you step through the smart front door, you're greeted by a warm and inviting hallway adorned with high-quality "karndean" flooring, which continues throughout the ground floor. The ground floor also features a spacious WC for added convenience.

The double fronted design ensures that both living spaces on either side of the hallway are spacious and welcoming. The main living room, spanning just over 26 feet, is a light-filled family haven, illuminated by dual-aspect front bay windows and rear patio doors. These impressive dimensions are mirrored in the adjacent kitchen/diner/family space, the heart of this magnificent home. Here, you'll find a multi-functional area where the whole family can gather, relax, and dine together. It's expansive enough to accommodate both dining and additional living furniture. The kitchen is a haven for aspiring chefs, equipped with a comprehensive range of "on-trend" high-gloss light grey units, including an integrated double oven, hob, extractor, dishwasher, and fridge/freezer. A separate door leads to a spacious utility room with matching units, a back door, integrated washing machine, and a wall-mounted combi boiler providing heating and hot water throughout the home.

Upstairs, you'll discover four generously sized bedrooms. The master bedroom stands out with fully fitted wardrobes and its own contemporary-style shower ensuite. The modern and elegant design carries through to the main family bathroom, featuring a full bath suite with beautiful tiling and a shower over the bath.

The labour of love bestowed upon the gardens is evident in the thoughtful design, featuring connected spaces from lawns to raised planters, and an array of plant species, shrubs, and even fruit trees. A charming pergola is adorned with lovely climbers, and gated access leads to the rear where you'll find another standout feature: a spacious double garage with full power, two garage doors, and a large double driveway in front, ensuring secure off-street parking.



THELOCATION...

LOCATION: Nansledan development is a beautifully designed and meticulously planned residential area located on the edge of Newquay. Spread across 218 hectares, the development is a part of the larger Duchy of Cornwall estate and is a shining example of sustainable urban planning.

Nansledan features a charming blend of traditional and contemporary architecture, with a focus on creating a vibrant community that prioritises the well-being of its residents. The development comprises a mix of residential properties, ranging from apartments to family homes, designed to cater to a diverse range of needs and preferences.

As you walk through Nansledan, you will be struck by the unique character of each street and home, each with their own distinctive design and personality. The buildings are adorned with ornate detailing and facades, lending an old-world charm to the development.

Surrounded by lush greenery, with open spaces and parks scattered throughout the area. The roads are designed to be pedestrian-friendly, encouraging residents to walk or cycle to their destinations. An ever-growing high street provides a variety of amenities and independent shops in addition to the popular Nansledan primary School located within the development.

Located just a short distance from Newquay town centre, Nansledan offers easy access to the area's stunning beaches, rugged cliffs, and picturesque countryside. It is also well-connected to the rest of Cornwall, with excellent transport links to other nearby towns.

Nansledan is a picturesque and well-designed residential area located on the edge of Newquay, offering a vibrant community atmosphere, sustainable living, and easy access to the natural beauty of Cornwall.

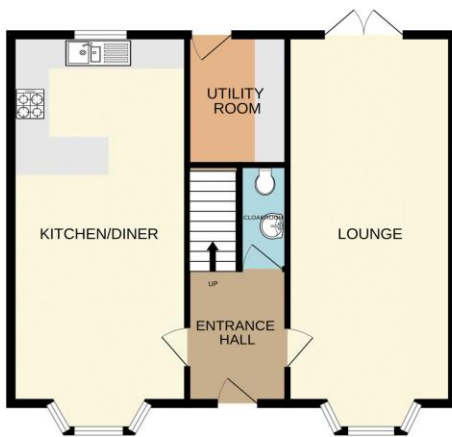
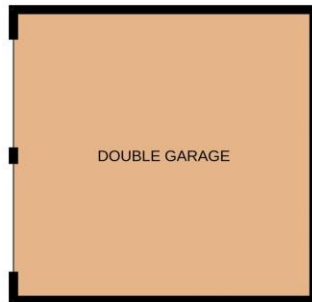
WHAT3WORDS: thatched.turkey.spines



THE FLOORPLAN...

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE DIMENSIONS...

Hall

9' 5" x 6' 4" (2.87m x 1.93m) plus stairs

WC

6' 4" x 4' 6" (1.93m x 1.37m)

Lounge

26' 1" x 10' 7" (7.94m x 3.22m) max measurements into bay

Kitchen/Diner

25' 3" x 11' 1" (7.69m x 3.38m)

Utility room

8' 8" x 6' 4" (2.64m x 1.93m)

First Floor Landing

14' 1" x 3' 5" (4.29m x 1.04m)

Bedroom 1

13' 4" x 10' 9" (4.06m x 3.27m)

En-suite

9' 8" x 6' 4" (2.94m x 1.93m) L-Shaped

Bedroom 2

12' 1" x 11' 3" (3.68m x 3.43m)

Bedroom 3

10' 1" x 9' 5" (3.07m x 2.87m)

Bedroom 4

10' 10" x 8' 10" (3.30m x 2.69m) Max Measurements L-Shaped

Bathroom

8' 2" x 5' 6" (2.49m x 1.68m)

Double Garage

19' 1" x 19' 0" (5.81m x 5.79m)

MORE INFO...

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web: 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.