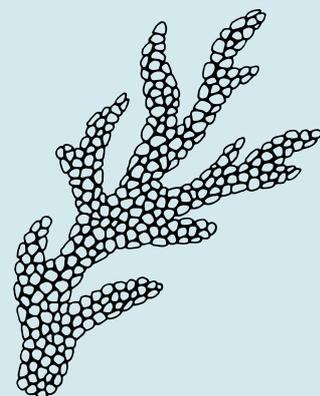


# 1-5 SANDY LODGE CORNER

"Fordhs Anna"

NEWQUAY - CORNWALL



# 02

## SET IN THE BUSTLING RESORT OF NEWQUAY, 250 METRES FROM THE SAND.

Perfectly positioned just a short walk from the sandy stretches of Newquay's beaches and blessed with elevated views of the Trenance valley, this development comprises only 5 four-bedroom townhouses.

These properties boast an abundance of space, elegant style, and comfort, showcased through their open-plan living spaces, generously sized bedrooms, and contemporary coastal bathrooms.





These remarkable residences seamlessly combine spacious living across three levels, offering parking for 2 cars per unit alongside a privately enclosed rear garden.

The ground floor boasts a convenient WC, a breath-taking custom-designed kitchen that flows into an expansive living area, connecting to a sun terrace and secluded rear garden through sliding doors. This space is an idyllic setting for hosting gatherings or relaxing during sunny days.

Ascending to the first floor, you'll find two generous double bedrooms that share a modern family bathroom, accompanied by a functional home office or optional fourth bedroom.

The pinnacle of the property awaits on the top floor, where the primary bedroom features an elegant en-suite and sliding doors that lead to a private balcony, capitalizing on the sweeping views of the picturesque Trenance Valley and its surroundings.

04

# THE HOMES



# SPECIFICATION

## KITCHEN

- Contemporary German kitchens with complimentary stone worktops.
- Under-mounted sink
- Electric Neff fan oven and induction hob
- Integrated Neff fridge/freezer and dishwasher
- Wall mounted concealed Neff extractor
- Space for washer/dryer

## BATHROOMS & EN-SUITES

- Contemporary white sanitary ware
- Contemporary porcelain tiles
- Chrome taps, drench showerheads etc.
- Panel bath and glass shower screen
- Heated electric towel rails

## FLOORING & FINISHES

- Luxury vinyl flooring
- Contemporary tiled floor to bathroom and en-suite
- Quality carpets to bedrooms
- White walls and ceilings
- White woodwork through out
- Oak internal doors with modern fittings

## ELECTRICS & HEATING

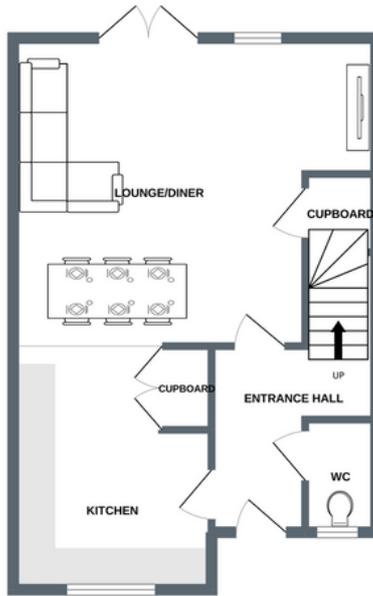
- Telephone and data points in reception rooms
- TV points in living area and bedrooms
- Smart heating controls
- Efficient gas boilers and radiators
- Provision for an EV charging point
- Underfloor heating throughout the downstairs

10 Year build warranty with Advantage Warranties



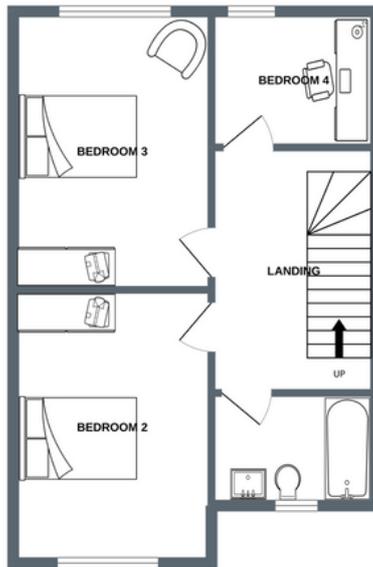
# 06 PLOTS 2-5

GROUND FLOOR



- Kitchen - 2.8m x 3.5m
- Living/Dining - 5.1m x 4.7m
- Bedroom 2 - 2.8m x 3.8m
- Bedroom 3 - 2.8m x 3.8m
- Study - 2.3m x 2.2m
- Bathroom - 2.3m x 1.7m
- Master Bedroom - 2.8m x 4.7m
- En-suite - 1.3m x 2.3m
- Roof Terrace - 5m<sup>2</sup>

1ST FLOOR

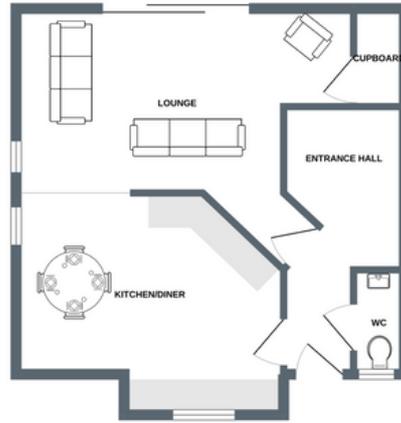


2ND FLOOR



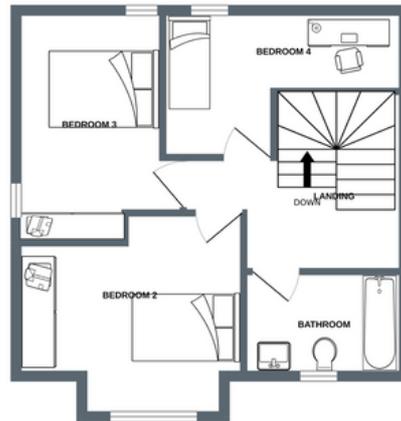
# 07 PLOT 1

GROUND FLOOR

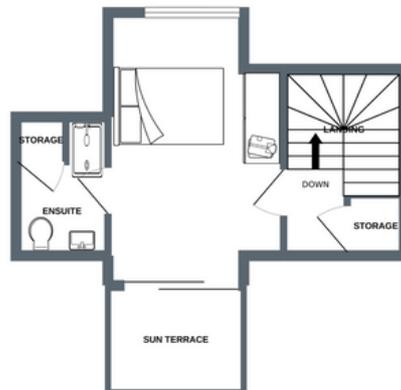


- Kitchen - 4.5m x 3.9m
- Living/Dining - 5.9m x 3.5m
- Bedroom 2 - 4.5m x 3.4m
- Bedroom 3 - 2.8m x 4.5m
- Study - 4.0m x 2.8m
- Bathroom - 2.2 x 1.7m
- Master Bedroom - 3.1m x 4.8m
- En-suite - 1.5m x 2.6m
- Roof Terrace - 5m<sup>2</sup>

1ST FLOOR



2ND FLOOR



# 1-5 SANDY LODGE CORNER

NEWQUAY - CORNWALL

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Choice of finishes and fitments detailed in this specification are only available where stage of construction permits. Under the provisions of the Property Misdescriptions Act 1991 prospective purchasers are advised that the design dimensions quoted are approximate having been prepared from architect's working drawings. Variations may occur in construction due to the tolerances on materials or working practices. Purchasers should therefore satisfy themselves at the time of construction as to the actual finished dimensions. Elevation treatments, window arrangements and materials may vary from plot to plot. Requests for alterations which would affect the external appearance of a property cannot be accommodated as such alterations could require further planning approval and might adversely affect the carefully considered and cohesive design concept for the development and delay construction. These particulars are produced in good faith and believed to be correct at the time of going to print. They do not constitute any part of a Contract, and purchasers are advised to check salient details for themselves. Prior to exchange of contracts purchasers will be required to inspect the working drawing for the property they are purchasing and confirm that they are satisfied regarding the details.