

13 Lodenek Avenue

PADSTOW

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ESTATE AGENTS



- ***Immaculately Presented & Modernised Semi Detached Family Home***
- ***Quiet Residential Area of Padstow***
- ***Three Bedrooms & Family Bathroom***
- ***Modern Integrated Kitchen with Quartz Worktops & Integrated Appliances***
- ***Two Inviting Reception Rooms***
- ***Fully Enclosed Rear Garden with Two Large Sheds***
- ***Situated within a Short Walk of the Vibrant Harbour, Cafés & Restaurants of Picturesque Padstow***

Situated in a quiet residential area of picturesque Padstow, just a short walk from the local school, doctor's surgery, vibrant working harbour, cafés and renowned restaurants, is 13 Lodenek Avenue – an immaculately presented three-bedroom family home that has been thoughtfully modernised while retaining a warm and welcoming feel.

Built of Cornish unit construction, the property has undergone significant modernisation in recent years including the installation of replacement windows and a spacious sunroom. Further enhancements include a new modern kitchen with integrated appliances, a Worcester boiler and central heating radiators and a complete roof overhaul along with a new consumer unit.

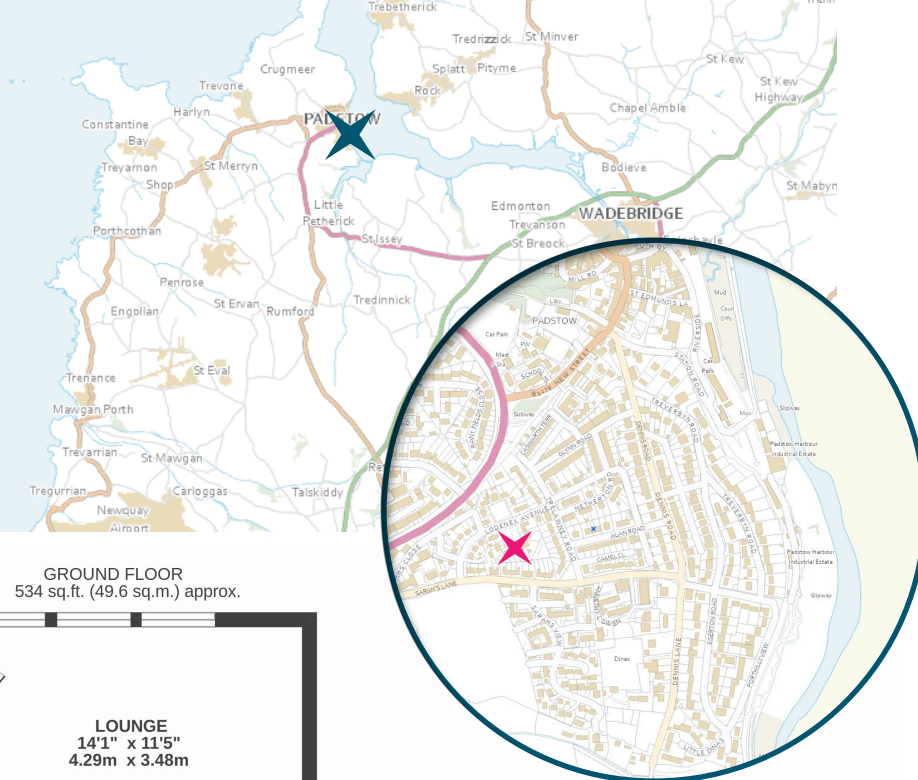
Upon entering the property, the hallway provides access to the principal living spaces. The living room is positioned at the front of the house and features three windows allowing for ample natural light, a Portuguese Limestone fireplace with inset gas fire, central heating radiator and a range of media and power points. The contemporary kitchen extends to the rear of the property and offers a comprehensive selection of floor and wall cabinets with quartz worktops, quartz upstands and splashbacks. Integrated appliances include an AEG oven and grill, Smeg five-ring gas hob with extractor over and a slimline dishwasher, with space and plumbing for a washing machine and an American-style fridge/freezer. French doors open from the kitchen into the bright and spacious sunroom which enjoys views over the rear garden. The sunroom features glazing to three sides, a vaulted ceiling with recessed lighting and Lecca warm roof, central heating radiator, oak flooring and French doors leading to the patio.

Stairs from the entrance hall lead to the first-floor landing with access to a partially boarded loft. Bedroom One enjoys far-reaching views across open countryside towards the monument. Bedroom Two overlooks the front of the property, while Bedroom Three offers a built-in captain's bunk over the stair bulkhead with useful storage below. The family bathroom is fitted with a

13 Lodenek Avenue, Padstow, PL28
8EP £299,950 guide



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contemporary suite comprising a P shaped bath with curved glazed screen and Mira electric shower over, low level WC, inset wash hand basin with cupboard beneath, ladder-style heated towel rail, recessed lighting and fully tiled walls.

The front of the property is approached via a garden gate leading to a patio area, with side access to the rear garden. The rear garden features an attractive L shaped brick paved patio opening to a well-maintained lawn, enclosed by timber fencing. Within the garden are two large timber stores, one measuring 20ft x 10ft and the other 10ft x 10ft, both equipped with power and light.

Please note that the property is of Cornish unit construction and may not be suitable for mortgage lending. It is ex-local authority and subject to a covenant prohibiting commercial use or holiday letting, though it may be let on an assured shorthold tenancy. The tenure is Freehold.

Services to the property include mains gas, water, electricity and drainage. EPC rating D. Council tax band A. Ofcom indicate ultrafast broadband availability. Ofcom indicate 5G mobile connectivity.

The historic harbour town of Padstow sits proudly on Cornwall's dramatic North Coast, renowned for its timeless fishing heritage, picturesque streets and thriving culinary scene. The town is home to an enviable collection of cafés, bars and award-winning restaurants, including Paul Ainsworth's Michelin-starred No.6, the stylish seafood bar Prawn on the Lawn, and Rick Stein's world-famous Seafood Restaurant.

Surrounded by an Area of Outstanding Natural Beauty, Padstow is perfectly positioned for lovers of the outdoors. Within just a few miles lie some of Cornwall's most celebrated sandy beaches, ideal for sailing, surfing and family days out, while Trevoze Golf & Country Club offers a championship links course with breathtaking sea views. Padstow is also well connected. The nearest mainline railway station at Bodmin Parkway (approx. 20 miles) provides direct links to London, while Newquay Airport (approx. 14 miles) offers domestic and international flights.

To find 13 Lodenek Avenue, drive towards Padstow on the A389. As you approach Padstow, turn right onto Sarahs Lane just after Tesco's. Drive down Sarahs Lane and then take the third turning on the left into Lodenek Avenue. Number 13 Lodenek Avenue can be found on the right hand side on the far side of the communal grassland. The postcode for satellite navigation is PL28 8EP. What3words: yard.caressed.ignites

