





MARSHBROOK, MAER LANE

Bude, Cornwall, EX23 8NQ

Price £850,000

- Detached modern family home situated on Maer Lane
- 'Stone's throw' from Crooklets Beach, Bude golf course and the town centre
- Incredible open plan kitchen/dining/family room, living room, study
- Four spacious double bedrooms, two ensuite, two bath/shower rooms
- Garage/studio, parking and landscaped gardens

Marshbrook offers an exciting and rare opportunity to purchase a detached modern family home situated on Maer Lane, just a stone's throw from Crooklets Beach, Bude golf course and the town centre.

This substantial well-presented home has been extended and improved by the current owners and is finished to a high standard with engineered oak wood flooring throughout the majority of the ground floor with underflooring heating, oak joinery and aluminium powder coated double glazing.

Internally the property boasts the most incredible open plan kitchen/dining/family room with bi-fold aluminium doors leading out to the garden, cream high gloss kitchen with solid wooden worktops and integrated appliances, living room, study, utility, and a bathroom. On the first floor there are four spacious double bedrooms, two with ensuite shower rooms and a further separate shower room.

Outside the property is approached via a set of timber gates with stone pillars which open onto an area of extensive brick paved off-road parking, with landscaped gardens to the front and rear.





DIRECTIONS

From the centre of Town proceed up Belle Vue and then descend down the hill past Sainsburys. Take the first right, with the golf course either side and head straight over the cross roads and take the right into Maer Lane. Marshbrook will be the third property along on the right hand side.

ENTRANCE PORCH

5' 4" x 2' 7" (1.63m x 0.79m) Entering via a double glazed aluminium door with matching windows to the entrance porch with tiled flooring and glazed oak door with matching side panels opening into:-

ENTRANCE HALL

Oak staircase ascending to the first floor with door to understairs storage cupboard, engineered oak wood flooring with underfloor heating and oak skirting boards and door architraves. Oak doors serve the following rooms:-

LIVING ROOM

11' 7" x 11' 3" (3.53m x 3.43m) A bright room with aluminium double glazed window to the front elevation with views over the landscaped garden, television and router points, engineered oak wood flooring with underfloor heating and oak skirting boards and door architraves.

STUDY

9' 7" x 6' 9" (2.92m x 2.06m) A bright room with aluminium double glazed window to the front elevation with views over the landscaped garden, television point, engineered oak wood flooring with underfloor heating, oak skirting boards and door architraves.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

29' 5" x 27' 2" (8.97m x 8.28m) A bright and spacious multi zone triple aspect room with double glazed aluminium windows to either side. A set of french doors leads out to the decked seating area with glazed section above and a set of bi-fold doors. There is engineered oak wood flooring throughout with underfloor heating, oak skirting boards and door architraves. Three television points allow for flexible layout of the lounge seating area.

The kitchen is finished with a wide range of matching cream high gloss wall and base units with solid wood work surface over with matching upstands and under mounted sink with waste disposal unit. Integrated appliances comprise twin electric Neff ovens, microwave/combi oven, AEG touch control ceramic hob with raising extractor, coffee machine, fridge/freezer and two dishwashers. Space and plumbing for American

style fridge/freezer.

UTILITY ROOM

6' 00" x 3' 9" (1.83m x 1.14m) Wall mounted consumer unit, vinyl flooring, oak skirting boards and door architraves and a aluminium double glazed door to the rear elevation. Double oak doors open into a useful cupboard which houses the Worcester gas fired boiler and space and plumbing for washing machine.

BATHROOM

9' 6" x 6' 10" (2.9m x 2.08m) Modern white three piece suite comprises of panelled enclosed 'P' shaped bath with curved glass shower screen, mains fed shower over, vanity unit with basin and chrome mixer tap, push button low flush WC, chrome heated towel rail, vinyl flooring and aluminium obscure double glazed window to the side elevation. Door to the airing cupboard housing the pressurised hot water cylinder, underfloor heating manifolds and heating controls for the underfloor heating/immersion heater and towel rails.

FIRST FLOOR

Velux window to the front elevation, pull down loft ladder, oak skirting boards and door architraves and oak doors serve the following rooms:-

BEDROOM ONE

20' 8" x 11' 6" (6.3m x 3.51m) A bright and spacious double bedroom with aluminium double glazed window to the front elevation, range of built in wardrobes, television point, oak skirting boards and door architraves. Door to:-

ENSUITE

7' 10" x 3' 11" (2.39m x 1.19m) A double shower enclosure with a mains fed shower over, vanity unit with basin and chrome mixer tap, WC, chrome heated towel rail and obscure aluminium double glazed window to the side elevation.

BEDROOM TWO

13' 5" x 11' 9" (4.09m x 3.58m) A bright and spacious double bedroom with a aluminium double glazed window to the rear elevation overlooking the garden, mid level television point and socket, oak skirting boards and door architraves. Door to:-

ENSUITE

7' 10" x 4' 00" (2.39m x 1.22m) A double shower enclosure with a mains fed shower over, vanity unit with basin and chrome mixer tap, WC, chrome heated towel rail and obscure aluminium double glazed window to the side elevation

BEDROOM THREE

9' 9" x 9' 6" (2.97m x 2.9m) A bright and spacious double bedroom with a aluminium double glazed window to the front elevation, range of built in wardrobes with mirror sliding doors, mid level television point and socket, oak skirting boards and door architraves.

BEDROOM FOUR

11' 3" x 9' 7" (3.43m x 2.92m) A bright and spacious double bedroom with a Velux window to the rear elevation overlooking the garden, low and mid level television point and socket, oak skirting boards and door architraves. Double doors to under eaves storage.

SHOWER ROOM

7' 3" x 6' 00" (2.21m x 1.83m) Corner shower enclosure with a mains fed shower over, vanity unit with basin and chrome mixer tap, WC, chrome heated towel rail and a Velux window. Built in cupboard housing the underfloor heating manifold.

GARAGE

19' 00" x 10' 10" (5.79m x 3.3m) The garage has been divided up into two, the front section with an up and over door providing storage and loft hatch access. The rear section has been insulated and converted into a studio room with light and power connected, two radiators, base unit with work surface over with inset sink and drainer, cold water only, space and plumbing for two washing machines and tumble dryers, timber racking to side elevation, UPVC double glazed window and door to the side elevation. External power socket to the front elevation.

STORE

11' 2" x 8' 7" (3.4m x 2.62m) Obscure UPVC double glazed door, light and power connected. Timber racking to side and rear elevation.

OUTSIDE

The property is approached via timber entrance gates with stone pillars which open onto an extensive block paved driveway providing off road parking for six/seven vehicles. The front landscaped garden is partly laid to patio with steps up to a further patio seating area with water feature to one side, greenhouse, attractive shrubs and feature coastal palm trees. Side gates leads to the rear enclosed garden with a large decked seating area with external power socket and being accessed from the kitchen/dining/family room and is laid to lawn with a stone wall to the rear and attractive shrubs. Useful wooden shed to one side and hot and cold outside shower.

COUNCIL TAX

Band D

SERVICES

All mains services are connected. Solar panels to the garage roof. High speed fibre connected to premise 300 mbps. (Gigabit is available if needed)

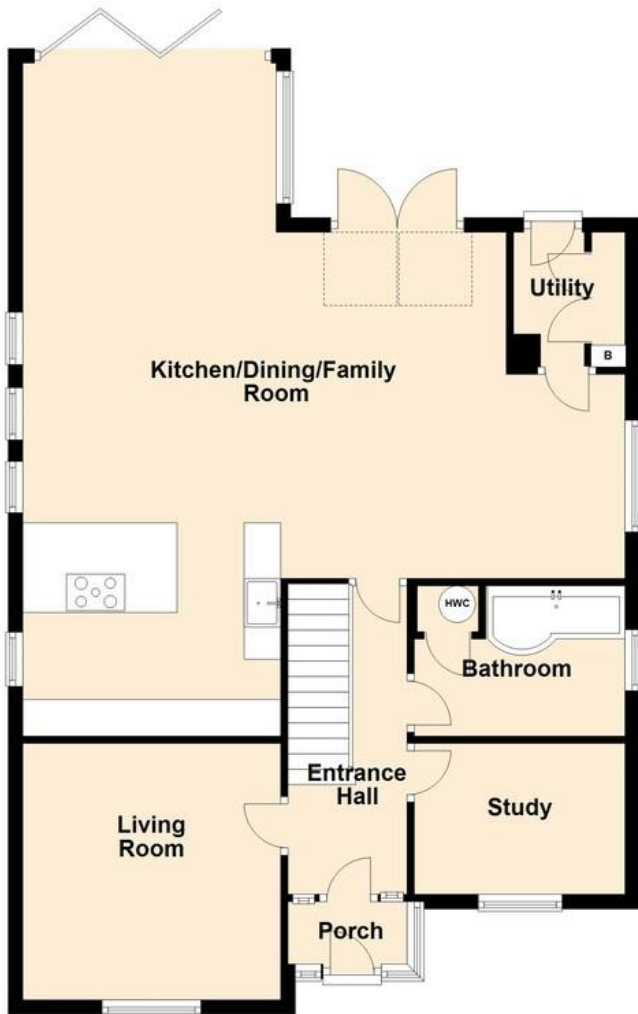
TENURE

Freehold



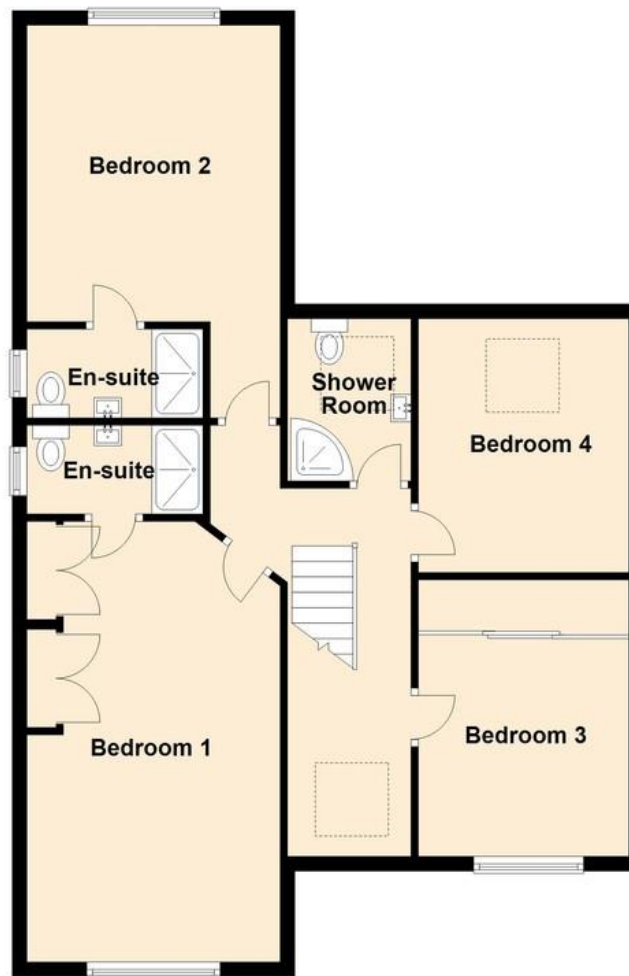
Ground Floor

Approx. 89.1 sq. metres (959.0 sq. feet)



First Floor

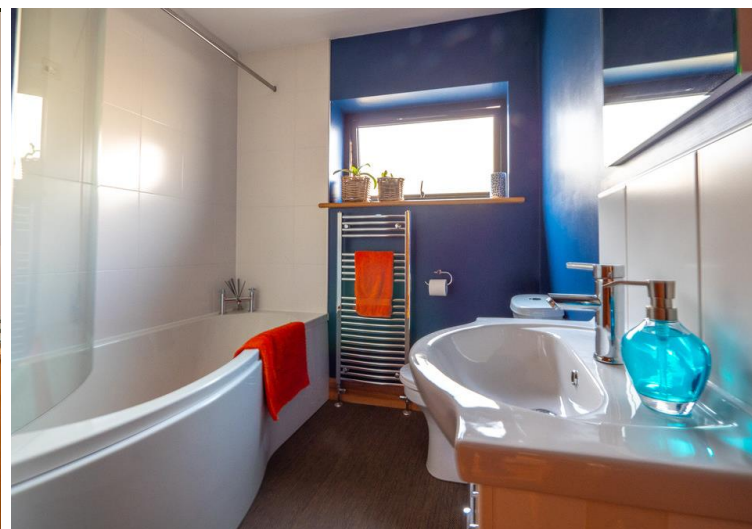
Approx. 79.4 sq. metres (854.4 sq. feet)



Total area: approx. 168.5 sq. metres (1813.3 sq. feet)

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Plan produced using PlanUp.





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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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