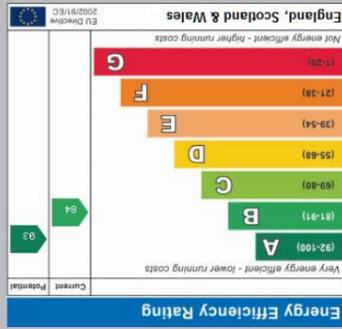
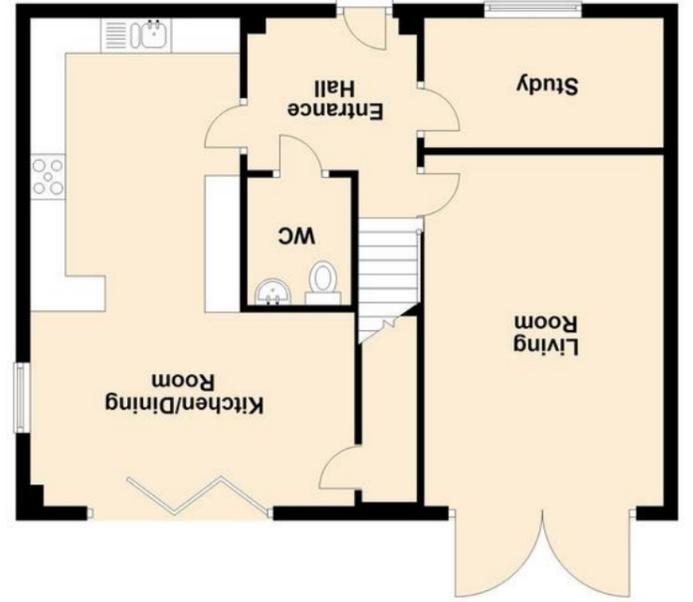
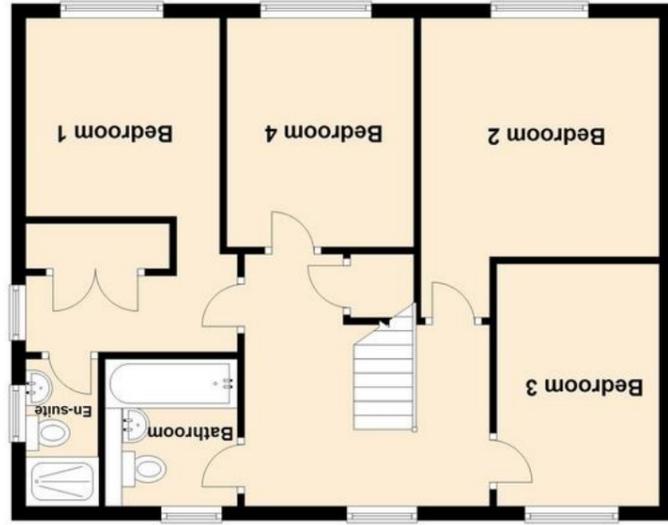
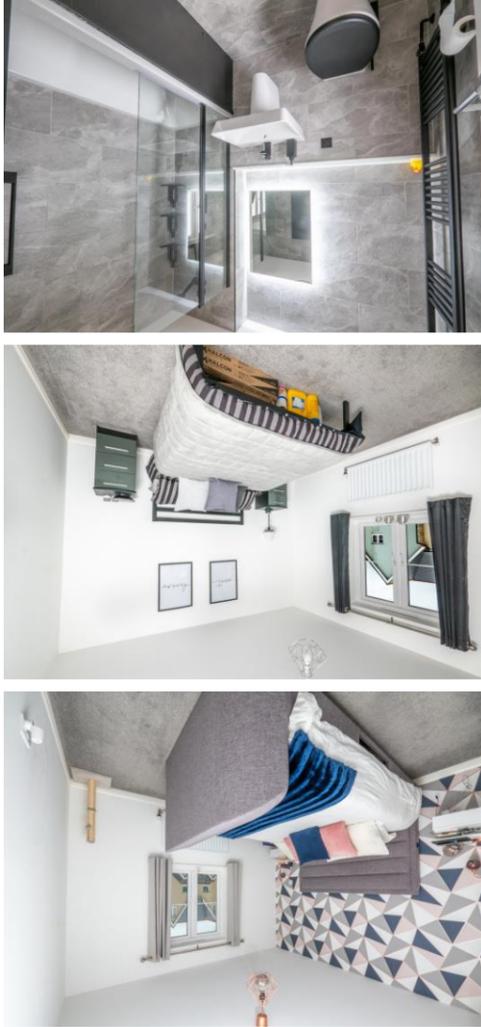


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DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information by the seller. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. Separate registration buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Total area: approx. 124.4 sq. metres (1338.8 sq. feet)  
 Colwills  
 Plan produced using PlanUp.

*The Property Professionals...*



## 34 Wigeon Road

Bude, Cornwall, EX23 8FS

Price £450,000

- Immaculately presented modern detached house with extra high ceilings throughout the ground floor
- Situated near Bude's town centre and local schools
- Living room with french doors, kitchen/dining room with bifold doors
- Four bedrooms, en-suite to the principal bedroom and family bathroom
- Enclosed landscaped garden, single garage and parking



*The property professionals*

# 34 Wigeon Road

Bude, Cornwall, EX23 8FS

Price £450,000

34 Wigeon Road is a spacious and modern detached family home, situated on the popular 'Shorelands' development located within walking distance of the town, schools and shops. The property is offered with the remainder of the NHBC warranty.

This immaculately presented property offers extra high ceilings and Karndean flooring throughout the ground floor and briefly comprises, entrance hall, WC, living room with french doors leading out to the landscaped gardens, study, kitchen/dining room with bifold doors and breakfast bar seating for two. On the first floor there are four bedrooms with en-suite to the principal bedroom and separate well appointed family bathroom.

Outside there is a single garage with off road parking to front. The landscaped gardens are located to the rear, laid to artificial lawn with large patio seating area and raised garden sleeper flower bed.

#### ENTRANCE HALL

**8' 4" x 6' 6" (2.54m x 1.98m)** Entering via obscure double glazed composite door with obscure UPVC double windows to either side, staircase ascending to the first floor, Karndean flooring and radiator. Doors serve the following rooms:-

#### WC

**5' 11" x 4' 11" (1.8m x 1.5m)** Fitted with a modern white suite comprises; pedestal wash hand basin, push button low flush WC, Karndean flooring and radiator.

#### LIVING ROOM

**16' 8" x 11' 1" (5.08m x 3.38m)** A spacious reception room with UPVC double glazed french doors and windows to the rear elevation overlooking and leading out to the landscaped gardens. Feature recess with shelving, two radiators and Karndean flooring.

#### STUDY

**11' 2" x 5' 11" (3.4m x 1.8m)** UPVC double glazed window to the front elevation, Karndean flooring, telephone point and radiator.

#### KITCHEN/DINING ROOM

**22' 6" 9' 9 min" (6.86m x 0.23m)** A bright and spacious dual aspect room with UPVC double glazed window to the front and side elevation, aluminium double glazed bifold doors to the rear elevation overlooking and leading out to the rear landscaped garden. Two radiators, Karndean flooring and useful storage cupboard.

The kitchen is finished with a range of matching grey high gloss wall and base units with fitted work surface with matching upstand, breakfast bar seating for two, inset stainless steel sink and drainer with mixer tap, inset five ring gas hob with extractor hood and glass splash back, integrated appliances comprise, electrical double oven, fridge freezer, dishwasher and washing machine.

#### FIRST FLOOR

UPVC double glazed window to the rear elevation, door to storage cupboard, radiator and loft hatch access. Doors serve the following rooms:-

#### BEDROOM ONE

**10' 7" x 10' 00 plus wardrobes" (3.23m x 3.05m)** A spacious principal bedroom with a UPVC double glazed window to the front elevation and UPVC double glazed window to the side, built in double wardrobe, television point and radiator. Door to:-

#### ENSUITE

**6' 11" x 4' 3" (2.11m x 1.3m)** UPVC obscure double glazed window to the side elevation, double shower enclosure with soaked shower head and separate hand attachment, wall hung wash hand basin, toilet bowl with concealed cistern.

#### BEDROOM TWO

**11' 5" x 11' 00" (3.48m x 3.35m)** A spacious double bedroom with UPVC double glazed window to the front elevation and radiator.

#### BEDROOM THREE

**11' 2" x 7' 7" (3.4m x 2.31m)** UPVC double glazed window to the rear elevation overlooking the garden. Radiator.



#### BEDROOM FOUR

**10' 8" x 7' 8" (3.25m x 2.34m)** UPVC double glazed window to the front elevation. Radiator.

#### BATHROOM

**6' 11" x 5' 7" (2.11m x 1.7m)** A well appointed family bathroom with UPVC obscure double glazed window to the rear elevation, attractive fully tiled walls and flooring, panel enclosed bath with mains fed shower, wall hung wash hand basin with touch sensitive mirror and lighting fitted above, toilet bowl with concealed cistern and a matt black heated towel rail.

#### OUTSIDE

Low metal fence and gate to the front garden with path leading to the front door and garden laid to gravel for ease of maintenance. Side gated access leads to the rear landscaped enclosed garden with large patio entertaining/seating area accessed from the kitchen/dining room, garden sleeper edged flower bed and artificial lawn.

#### GARAGE

**18' 5" x 9' 00" (5.61m x 2.74m)** A single garage with an up and over door.

#### COUNCIL TAX

Band E

#### SERVICES

All mains services are connected

#### TENURE

Freehold



**FREE SALES & LETTINGS MARKET APPRAISAL**

*Award winning*



## Directions

From the town centre proceed along The Strand and turn left at the mini roundabout. Follow the Stratton Road up the hill heading out of the town and at the roundabout take the third exit. Stay on this road, following around the development and the property will be located a short distance along on the right hand side.

