

# LAST PLOT REMAINING





# THE ARC, LEVERLAKE ROAD

Widemouth Bay, Bude, Cornwall, EX23 0AF

Price £925,000

- Contemporary detached house built by the award winning Claydon Builders
- Walking distance of Widemouth Bay beach and coastline
- Open plan kitchen/living/dining room with wood burner and 'Max Marshall' design kitchen
- Four generous double bedrooms, two of which with dressing rooms and ensuite shower rooms
- Block paved off road parking and enclosed gardens to the rear

'The Arc' is a brand new striking detached contemporary house being built by the award winning Claydon Builders Ltd.

This architectural home is built with state of the art materials and is energy efficient thanks to the highly insulated method of construction, solar PV panels with battery pack storage and air source heat pump central heating and hot water system.

This high specification property benefits from underfloor heating throughout the ground and first floors, 'Origin' aluminium double glazing, steel guttering, slate roof and a blend of render, natural Cornish stone and horizontal and vertical Japanese cedar cladding.

Internally the property offers an entrance hall with oak and glass feature staircase, large semi open plan kitchen/living/dining room with wood burner, 'Max Marshall' design kitchen with integrated appliances, cloakroom, utility and plant room.

There is a stunning ground floor guest double bedroom with sliding doors leading out to the garden, dressing room and well appointed ensuite shower. On the first floor there are three further spacious double bedrooms, with dressing room and en-suite to the principal bedroom and separate bathroom.

Outside to the front there is block paved off road parking with electric car charge point, Cornish stone hedge wall with planting, whilst to the rear the enclosed garden is laid to grass with a large seating area which can be accessed via the kitchen/dining/living room and bedroom two.





## DIRECTIONS

From the centre of town proceed out of Bude along The Strand turning right at the mini roundabout towards Widemouth. Continue along the coastal road until reaching Widemouth Bay, pass the main beach car park and then take the second left turning into Leverlake Road and the property will be located a short distance along on the right-hand side.

## ENTRANCE HALL

Entering via anthracite, aluminium door with double glazed fixed side panels to either side opening into the entrance hall. contemporary oak staircase with glass balustrade ascending to the first floor, inset lighting and Porcelanosa tiled flooring with underfloor heating and recessed mat well. Doors serve the following rooms:-

## LIVING ROOM

**15' 6" x 15' 2" (4.72m x 4.62m)** Twin aluminium double glazed windows to front elevation, inset lighting with feature, contemporary wood burner, high level television aerial, data point and socket and Porcelanosa tiled flooring with underfloor heating.

## KITCHEN/DINING ROOM

**18' 11" x 15' 2" (5.77m x 4.62m)** A spacious triple aspect room with feature anthracite aluminium double glazed letterbox window to the side, further window to the side and sliding doors overlooking and leading out onto the terrace seating area and garden. Inset lighting and Porcelanosa tiled flooring with underfloor heating.

'Max Marshall' design kitchen with a range matching light ash units and larder style cupboards, Dekton worksurface with incut drainer, under mounted sink with Quooker tap and a large central island with integrated wine cooler. Integrated De Dietrich appliances comprise, venting hob, electric oven, oven/microwave, fridge/freezer and dishwasher.

## BEDROOM TWO

**14' 5" x 11' 11" (4.39m x 3.63m)** A bright and spacious guest bedroom with an anthracite aluminium double window and sliding door leading out onto the terrace seating area and

garden. Inset lighting and Porcelanosa floor tiling with underfloor heating.

## DRESSING ROOM

**7' 11" x 7' 8" (2.41m x 2.34m)** Porcelanosa floor tiling with underfloor heating and pocket door leading to:-

## ENSUITE

**9' 9" x 7' 8" (2.97m x 2.34m)** Anthracite aluminium double glazed satin window to the front elevation, double shower with rainfall shower head and separate hand attachment, wall hung vanity unit with inset basin, Vado brassware, wall hung toilet bowl and Porcelanosa wall and floor tiling with underfloor heating.

## UTILITY ROOM

**7' 10" x 6' 3" (2.39m x 1.91m)** Anthracite aluminium double glazed window to the front elevation, fitted base units with worksurface, inset stainless steel sink with mixer tap and Porcelanosa tiled flooring with underfloor heating. Door to:-

## CLOAKROOM

**6' 5" x 3' 7" (1.96m x 1.09m)** Anthracite aluminium double glazed satin window to the front elevation, wall hung vanity unit with inset basin Vado brassware, wall hung toilet bowl with concealed cistern and Porcelanosa floor tiling with underfloor heating.

## PLANT ROOM

**6' 3" x 5' 9" (1.91m x 1.75m)** Pressurised hot water cylinder, underfloor heating manifolds and battery pack storage.

## FIRST FLOOR

Spacious dual aspect landing with anthracite aluminium double glazed windows front and rear elevations, large feature roof light, underfloor heating and door to cupboard housing the underfloor heating manifolds. Doors serve the following rooms:-

### BEDROOM ONE

**14' 6" x 12' 9" (4.42m x 3.89m)** Anthracite aluminium double glazed window to the rear elevation overlooking the garden and Velux window to the side, high level socket, data point and underfloor heating.

### DRESSING ROOM

**14' 6" x 6' 10" (4.42m x 2.08m)** Inset lighting, underfloor heating and pocket door leading to:-

### ENSUITE

**14' 6" x 9' 11" (4.42m x 3.02m)** Anthracite aluminium double glazed satin window to the front elevation, double ended bath with central filler, double shower enclosure with rainfall shower head and separate hand attachment, wall hung vanity unit with inset basin, Vado brassware, wall hung toilet bowl and Porcelanosa wall and floor tiling with underfloor heating.

### BEDROOM THREE

**15' 2" x 14' 5" (4.62m x 4.39m)** A spacious double bedroom with anthracite aluminium double glazed window to the rear elevation and underfloor heating.

### BEDROOM FOUR

**15' 2" x 11' 11" (4.62m x 3.63m)** Twin anthracite aluminium double glazed window to the front elevation, a spacious double bedroom with high level socket, data point and underfloor heating.

### BATHROOM

**13' 3" x 7' 8" (4.04m x 2.34m)** Velux window to the side elevation, double ended bath with central filler, double shower enclosure with rainfall shower head and separate hand attachment, wall hung vanity unit with inset basin, Vado brassware, wall hung toilet bowl and Porcelanosa wall and floor tiling with underfloor heating.

### OUTSIDE

To the front of the property there is a Cornish stone hedge wall with planting and block paved driveway with electric car charge point, side access to either side with fence boundary leading to the rear garden with a generous terrace seating area which can be accessed via the sliding doors from Kitchen/living/dining room and bedroom two and an area of grass.

### COUNCIL TAX

Council Tax TBC

### SERVICES

Mains water, electricity, drainage. Solar PV panels and air source heat pump central heating.

### TENURE

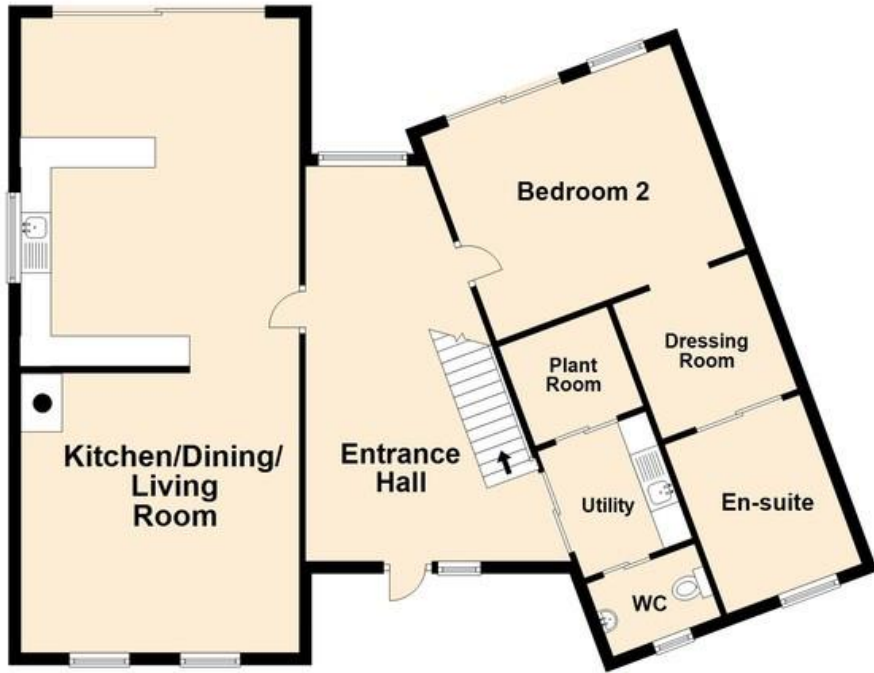
Freehold

### AGENTS NOTE

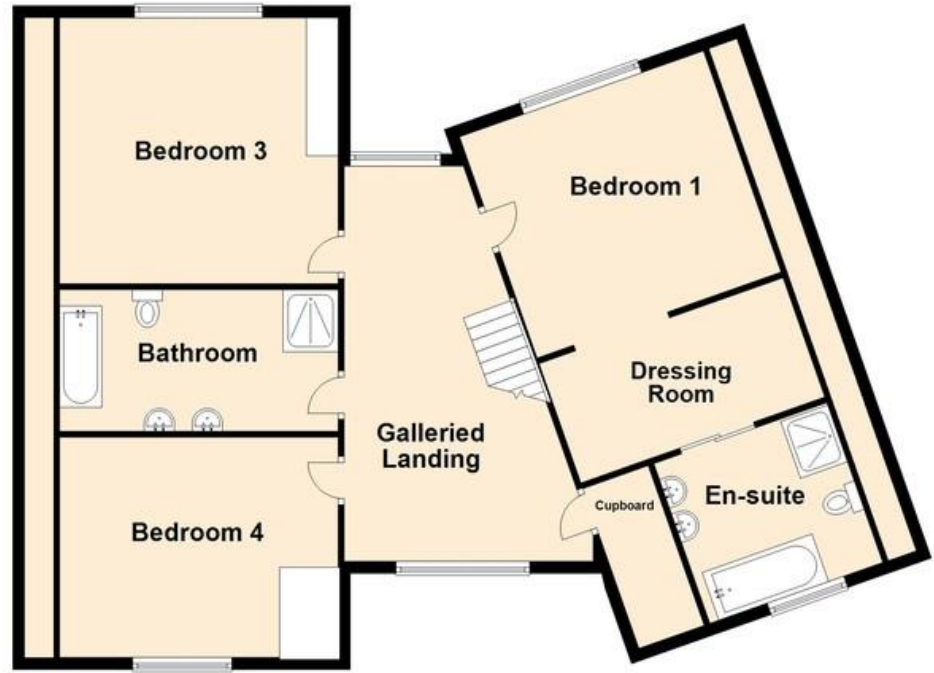
Please note, some internal images have been virtually staged and are from a similar property on the same development.



**Ground Floor**  
Approx. 111.2 sq. metres (1197.4 sq. feet)



**First Floor**  
Approx. 120.4 sq. metres (1296.5 sq. feet)



Total area: approx. 231.7 sq. metres (2493.9 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



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