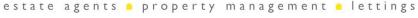


First Floor
Approx. 43.8 sq. metres (471.0 sq. feet)



The Froperty Frofesionals...

# COLWILLS









# 1 Shorelark Way

Bude, Cornwall, EX23 8DZ

- Well presented three bed semi detached house
- Garage and off road parking and rear garden
- Walking distance of Bude Town centre and schools
- Open plan living kitchen diner. 3 beds and ensuite
- Remainder of 10 Year NHBC Warranty

£295,000









# 1 Shorelark Way

Bude, Cornwall, EX23 8DZ

1 Shorelark is a spacious and modern semi 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 10 year NHBC warranty.

This well presented family home briefly comprises, entrance hall, WC, living room, kitchen, enclosed garden. On the first floor there are three 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 the front. The garden is located to the rear, laid to lawn with patio seating area.

#### **ENTRANCE HALL**

Entering the property via a UPVC door, into the inner hall way with doors serving the following rooms.

#### **KITCHEN**

9' 03" x 8' 0" (2.82m x 2.44m) Fitted with a range of wall and base units with black work surface over, inset one and a half bowl stainless sink with side drainer. Inset gas hob, built in oven, dishwasher, washing machine and fridge freezer and double glazed window to the front elevation.

### LIVING ROOM

**16' 6" x 15' 6" (5.03m x 4.72m)** A light and spacious living dining room with UPVC double glazed doors opening to the rear garden. Door to under stairs cupboard.

#### WC

 $6' 6'' \times 3' 3''$  (1.98m x 0.99m) Low flush WC with enclosed cistern, pedestal wash hand basin and obscure double glazed window to the front elevation.

#### **FIRST FLOOR LANDING**

Stairs ascend to the first floor landing and doors serving the following rooms.

#### **SERVICES**

All Mains services are connected

£295,000

COUNCIL TAX
Band C

**TENURE** 

Freehold

From the centre of town proceed out of Bude along The Strand, turning left at the mini roundabout into Bencoolen Road. Continue on this road all the way up the hill, passing Budehaven Secondary School and at the roundabout turn right into Shorelands. Follow this road, taking the third right-hand turning into Shorelark Way the property will be found at the bottom of the road on the left hand side.

# **BEDROOM ONE**

11' 10"  $\times$  10' 3" (3.61m  $\times$  3.12m) UPVC double glazed window to the front elevation, built-in double wardrobes and door to ensuite shower room.

# **ENSUITE**

 $6' \, 6'' \, x \, 3' \, 3'' \, (1.98m \, x \, 0.99m)$  Low flush WC with enclosed cistern, pedestal wash hand basin and shower enclosure with mains fed shower.

# BEDROOM TWO

10' 5"  $\times$  9' 0" (3.18m  $\times$  2.74m) UPVC double glazed window to the rear elevation.

# BEDROOM THREE

10' 6" x 6' 2" (3.2m x 1.88m) UPVC double glazed window to the rear elevation.

# **BATHROOM**

**6' 9" x 6' 1" (2.06m x 1.85m)** Fitted with an enclosed panel bath with mains fed shower over, low flush WC with enclosed cistern, wall mounted wash hand basin and heated towel rail.

# GARAGE

17' 9" x 9' 0" (5.41m x 2.74m) Up and over door to the front and pedestrian door to the rear, Light and power connected.

# OUTSIDE

The property is approached via a tarmac drive way with off road parking for one vehicle and the attached garage. Steps and a gentle slope lead to the front door bordered with mature plants and shrubs.







