



FREE

SALES

&

LETTINGS

MARKET APPRAISAL



Directions

From Bude town centre proceed out of the town towards Stratton and upon approaching Bude Shell garage take the left-hand turning into Valley Road. Proceed to the end of Valley Road and take the right-hand turning passing Budehaven Community School on the right. Continue to the end of this road, which leads into Elm Drive and the property will be found on the right hand side.

Sea Breeze , 8 Elm Drive

Bude, Cornwall, EX23 8EZ

Price £550,000

Sea Breeze is a beautifully refurbished and spacious detached family home, ideally located in a sought-after residential area within walking distance of local shops and stunning beaches. Offering coastal and Pepperpot views from the upper floor, this home perfectly combines contemporary style with practical family living.

The thoughtfully designed interior features an inviting entrance porch and hall with a glass balustrade staircase. The cosy living room/snug boasts a wood burner, while the heart of the home is the expansive open-plan kitchen, dining, and family room. This space is enhanced by sleek quartz work surfaces, bi-fold doors which lead to the garden, providing a seamless flow for entertaining. There is also a separate utility room and WC. On the first floor are four generously sized double bedrooms, including a guest bedroom with an ensuite, alongside a stylishly appointed family shower room.

Outside, the property offers a spacious brick-paved driveway leading to a single garage, with front lawn and a polytunnel. The private, enclosed rear garden is designed for relaxation and entertaining, with a large seating area accessed directly from the family room, a metal gazebo, a pizza oven, and a charming summerhouse.

ENTRANCE PORCH

7' 6" x 3' 10" (2.29m x 1.17m) Entering via twin UPVC double glazed French doors to the entrance porch with attractive tiled flooring and anthracite composite door with fixed side panel opening into:-

ENTRANCE HALL

11' 6" x 6' 3" (3.51m x 1.91m) Staircase with glass balustrade ascending to the first floor, useful under stairs storage cupboard and radiator. Door to:-

KITCHEN DINING FAMILY ROOM

A bright and spacious multi zone room with inset lighting, feature pendant lighting over the breakfast bar, two radiators and wood effect flooring throughout.

KITCHEN DINING ROOM

23' 7" x 11' 11" (7.19m x 3.63m) UPVC double glazed window to the rear elevation overlooking the gardens.

The kitchen is fitted with a range of matching light grey high gloss wall and base units with Quartz work surface with matching upstand, undermounted sink with mixer tap. Smeg electric range cooker with six gas burners, extractor canopy, space for American style fridge freezer and integrated dishwasher.

FAMILY AREA

12' 3" x 9' 3" (3.73m x 2.82m) UPVC high level double glazed window to the side elevation and anthracite aluminium double glazed bifold doors opening out onto extensive decked seating area and gardens. High level television point and socket.

LIVING ROOM/SNUG

17' 1" x 11' 7" (5.21m x 3.53m) UPVC double glazed window to the front elevation overlooking the gardens. Slate hearth with 'Hamlet' wood burner, television point, radiator and wood effect flooring.

UTILITY ROOM

8' 11" x 7' 10" (2.72m x 2.39m) UPVC double glazed window to the rear elevation overlooking the gardens and a double glazed composite door to the side. Fitted base units with worksurface and inset sink and drainer, space and plumbing for washing machine, radiator, high level integrated electric double oven, Baxi wall mounted gas fired boiler and tiled flooring. Door to the garage.

FIRST FLOOR

UPVC opaque double glazed window to the side elevation, loft hatch access and linen cupboard with radiator. Oak doors serve the following rooms:-

BEDROOM ONE

11' 11" x 11' 6" (3.63m x 3.51m) A bright and spacious principal double bedroom with UPVC double glazed window to the front elevation with roof top views towards Compass point and the coastline. Television point and radiator.

BEDROOM TWO

11' 10" x 10' (3.61m x 3.05m) A bright and spacious guest double bedroom with UPVC double glazed window to the rear elevation overlooking the sports field. Built in single wardrobe and radiator. Door to:-

ENSUITE

5' 3" x 3' 5" (1.6m x 1.04m) Inset lighting, extractor fan, shower enclosure with mains fed shower, wall hung wash hand basin, push button low flush WC.

BEDROOM THREE

11' 6" x 8' 3" (3.51m x 2.51m) A double bedroom with UPVC double glazed window to the front elevation with roof top views towards Compass point and the coastline. Radiator.



BEDROOM FOUR

10' 8" x 8' 10" (3.25m x 2.69m) A dual aspect double bedroom with a UPVC double glazed door to the front elevation and UPVC double glazed window to the rear. Radiator.

SHOWER ROOM

9' 00" x 5' 3" (2.74m x 1.6m) UPVC opaque double glazed window to the rear elevation, double shower enclosure with mains fed shower, twin wall hung vanity units with inset basins, twin wall mounted toothbrush chargers, toilet bowl with concealed cistern and chrome wall mounted heated towel rail.

GARAGE

17' 5" x 9' 1" (5.31m x 2.77m) Electric roller door to the front elevation, UPVC obscure double glazed window to the side. Wall mounted consumer unit, light and power connected. Door to:-

WC

5' 2" x 2' 10" (1.57m x 0.86m) UPVC obscure double glazed window to the side elevation, pedestal wash hand basin, push button low flush WC.

GARDENS

To the front of the property there is extensive bricked paved off road parking with a garden sleeper edged flower bed to one side with coastal planting and an area of lawn with small polytunnel. Side gate leads to the private enclosed landscaped garden, ideal entertaining garden with decked seating area accessed via the bifold doors from the family room with metal gazebo, pizza oven, insulated summerhouse 8ft x 6ft with light and power connected and raised vegetable beds.

COUNCIL TAX

Band D

SERVICES

All mains services are connected.

TENURE

Freehold

