







# 18 MEADOW DRIVE

Bude, Cornwall, EX23 8HZ

Price £575,000

- Thoughtfully extended and refurbished detached bungalow
- Situated in the highly desirable Flexbury area
- Stylized interior, living room with double sided wood burner, kitchen dining room with vaulted ceiling
- Four double bedrooms, ensuite to principal bedroom, separate well appointed bathroom
- Off road parking, gardens and extensive decked seating area

18 Meadow Drive that has been thoughtfully extended and refurbished by its current owners, situated in the highly desirable Flexbury area, within walking distance of the town centre, Bude Golf Course and local beaches.

The well presented and stylized interior offers an entrance porch and hall, living room with large feature window, media wall and double sided wood burner and shelving unit which sides onto the kitchen dining room with bifold doors leading out to the decked seating area and gardens, feature valued ceiling to the kitchen with brick slips to one wall, four double bedrooms with ensuite to the principal bedroom and separate bathroom.

Outside there is off road parking for two vehicles and generous enclosed gardens to the rear with extensive decked seating area and lawn. Available with no onward chain.







## DIRECTIONS

Proceed up through the centre of town via Belle Vue and then continue down Golf Course Road towards Flexbury. Prior to reaching Flexbury Church take the right-hand turning into Flexbury Park Road. Continue along this road, taking the second turning on the right-hand side into East Fairholme Road and then take the first right into Meadow Drive and the property will be located a short distance along on the right hand side.

## ENTRANCE PORCH

**8' 2" x 4' 8" (2.49m x 1.42m)** Entering via an anthracite opaque double glazed composite door to the entrance porch with vaulted ceiling, inset lighting, attractive tiled flooring and UPVC double glazed opaque window to the front elevation. Opening into:-

## ENTRANCE HALL

Inset lighting, wall mounted consumer unit, engineered oak wood flooring, contemporary radiator and step down to:-

## LIVING ROOM

**15' 1" x 14' 7" (4.6m x 4.44m)** Anthracite aluminium double glazed window to the rear elevation overlooking the gardens with feature high level letterbox style windows to the rear and side elevations. Inset lighting, media wall with television recess with cupboard below, slate hearth with double sided wood burner with log store to one side, feature double sided shelving and engineered oak wood flooring with underfloor heating.

## KITCHEN DINING ROOM

**25' 00 max" x 18' 4 max" (7.62m x 5.59m)** A stylish bright and spacious dual aspect room with vaulted ceiling with exposed Glulam beam with three Velux windows to the side elevations, inset lighting, feature pendant lighting over the dining table, anthracite aluminium double glazed window and matching bi fold doors overlooking the gardens and leading out onto the extensive decked seating area, double sided wood burner,

feature brick slip wall and engineered oak wood flooring with underfloor heating.

The kitchen is finished with a range of matching white high gloss base units with solid wooden worksurface, inset corner sink and drainer, space for range style cooker with extractor hood and stainless steel splash back, space and plumbing for American style fridge freezer and integrated dishwasher.

## UTILITY ROOM

**9' 3" x 4' 00" (2.82m x 1.22m)** Anthracite aluminium double glazed door to the rear elevation. Inset lighting, fitted base unit with worksurface, space and plumbing for washing machine, engineered oak wood flooring with underfloor heating and cupboard housing the gas fired boiler and underfloor heating manifolds.

## BEDROOM ONE

**15' 4" x 10' 7" (4.67m x 3.23m)** A bright and spacious principal double bedroom with a UPVC double glazed window to the front elevation. 14ft high vaulted ceiling with exposed Glulam beam, inset lighting and vertical radiator.

## ENSUITE

**6' 6" x 6' 5" (1.98m x 1.96m)** High level UPVC opaque double glazed window to the side elevation. Double shower enclosure with soak head shower with separate hand attachment, wall hung vanity unit with inset basin, push button low flush WC, attractive Metro style wall tiling, tiled flooring and chrome wall mounted heated towel rail.

## BEDROOM TWO

**13' 10" x 9' 3" (4.22m x 2.82m)** A double bedroom with UPVC double glazed window to the front elevation overlooking the garden. Inset lighting and radiator.

## BEDROOM THREE

**11' 4" x 7' 10" (3.45m x 2.39m)** A double bedroom with UPVC double glazed window to

the front elevation overlooking the garden. Inset lighting and radiator.

**BEDROOM FOUR**

**13' 10" x 8' 2" (4.22m x 2.49m)** A double bedroom with Velux window, high level television point and socket and radiator.

**BATHROOM**

**11' 5" x 7' 8" (3.48m x 2.34m)** A beautifully appointed family bathroom with Velux windows, double ended bath with central wall mounted filler, large double shower enclosure with soak head shower and separate hand attachment, vanity unit with freestanding basin and wall mounted tap, push button low flush WC, chrome wall mounted heated towel rail, metro style wall tiling and attractive tiled flooring.

**OUTSIDE**

To the front of the property there is gravel off road parking for two vehicles with an area of lawn, mature planting and feature tree. To the rear, the generous garden is laid to lawn with a large decked seating area accessed via the kitchen dining room, large area of lawn with established trees and planting.

**COUNCIL TAX**

Band C

**SERVICES**

All mains services are connected

**TENURE**

Freehold



## Ground Floor

Approx. 139.9 sq. metres (1505.5 sq. feet)



Total area: approx. 139.9 sq. metres (1505.5 sq. feet)







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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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
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