





BEACHSIDE, MADEIRA DRIVE

Widemouth Bay, Bude, Cornwall, EX23 0AJ

Price £825,000

- Spacious and well appointed detached contemporary home
- Walking distance to the sandy beach of Widemouth Bay
- Large open plan living/kitchen/dining room, integrated kitchen appliances
- Four/Five bedrooms, wet room, master en-suite and family bathroom
- Garage, parking and landscaped gardens

A modern contemporary detached family home, situated within walking distance of the famous sandy surfing beach of Widemouth Bay.

Built to the highest specification with oak doors throughout, Lindab guttering and zinc cladding, this super efficient home offers low cost, low emission living, with the benefit of underfloor heating throughout, heating and hot water via state-of-the-art air source heat pump, solar thermal panels and the essential contemporary wood burner.

The spacious accommodation briefly comprises: Reception hall with feature curved staircase, ground floor wet room, study/snug, stunning open plan living/kitchen/dining room with bi-fold doors leading out to an extensive decked seating area and a double height glazed gable, modern wood burner, Italian kitchen with glass and aluminium doors, central island, integrated appliances, inner hallway giving access to the appliance room and a utility room.

On the first floor there is a spacious landing, creating the perfect reading area with the glazed gable enjoying views over the countryside and coastline, four double bedrooms, master en-suite and a separate family bathroom.

Outside, there is a single garage, extensive off-road parking to the front and a generous rear garden laid mainly to lawn with a large decked seating area.





DIRECTIONS

From the centre of Bude proceed along The Strand turning right at the roundabout and follow this road over the canal, up the hill, through Lynstone, Upton and onto Widemouth Bay. On entering Widemouth take the first major turning left onto Madeira Drive and follow this road for a short distance. The property will be located a short distance along on the left-hand side.

RECEPTION HALL

14' 2" x 11' 8" (4.32m x 3.56m) An aluminium obscure double glazed door opens to the reception hall, with Porcelain polished tiled flooring and inset spotlights. Oak doors serve the following rooms:-

WET ROOM

6' 4" x 5' 10" (1.93m x 1.78m) An aluminium double glazed obscure window to the front elevation, polished Porcelain tiled walls and flooring, feature mosaic tiling to the shower area with soak head shower and separate hand attachment, contemporary push button low flush WC, vanity unit with white high gloss doors and contemporary chrome mixer tap over, extractor fan, inset lighting and electric towel rail.

STUDY/SNUG

13' 1" x 9' 8" (3.99m x 2.95m) A dual aspect room with aluminium double glazed windows to the front and side elevations, inset spotlighting and Porcelain high polished tiled flooring and underfloor heating.

OPEN PLAN LIVING/DINING ROOM/KITCHEN

LIVING/DINING AREA

25' 4" x 16'10 max' 14'9 min" (7.72m x 5.23m) Aluminium double glazed bi-fold doors to the rear elevation with double height windows above taking in the stunning views of the garden and surrounding countryside, aluminium double glazed patio doors leading out to the decked seating area and a further aluminium double glazed window to the side elevation. A

bright and spacious room with a continuation of the Porcelain high polished tiled flooring with underfloor heating, contemporary wood burner with slate hearth and feature mosaic circular wall with inset lighting below.

KITCHEN

14' 8" x 12' 11" (4.47m x 3.94m) Aluminium double glazed french doors leading out to the decked seating area looking across the garden and enjoying views of the surrounding countryside. Fitted with a contemporary Italian designed kitchen comprising: Matching obscure glazed wall and base units with fitted work surface over, matching central island with inset stainless steel sink and contemporary mixer tap over and a further inset square wash hand basin with chrome mixer tap over. Integrated appliances briefly comprise: Induction hob with extractor hood fitted over, oven, dishwasher and fridge freezer. Porcelain high polished floor tiling and door to:-

INNER HALL

Door to storage cupboard, further door to an appliance cupboard housing the pressurised water cylinder, photovoltaic controls and underfloor heating manifolds.

UTILITY ROOM

9' 6" x 6' (2.9m x 1.83m) Aluminium double glazed window to the front elevation, aluminium double glazed obscure door to the side elevation leading out to the driveway, matching base units with fitted work surface over, inset stainless steel sink and wall mounted consumer unit.

FIRST FLOOR LANDING

19' 6" x 11' 8" (5.94m x 3.56m) Fully double glazed, vaulted gable to the rear elevation overlooking the gardens and enjoying views of the surrounding countryside and coastline, providing an ideal seating area. Timber doors serve the following rooms:-

BEDROOM ONE

14' 8" x 13' 3" (4.47m x 4.04m) A bright and spacious double bedroom with aluminium double glazed doors to the rear elevation opening out onto the Juliet balcony overlooking the gardens and enjoying views of the surrounding countryside and coastline and a aluminium double glazed window to the side elevation. Inset spotlighting and oak door to:-

ENSUITE

11' 10" x 5' 11" (3.61m x 1.8m) Aluminium double glazed window to the side elevation and a modern white contemporary suite comprising: Double ended bath with central chrome mixer tap over with attractive mosaic tiled splash backing, double shower enclosure with frameless shower screen and large rainwater style shower head over and attractive tiled splash backing, wall mounted vanity unit with pull out drawer, inset wash hand basin with contemporary chrome mixer tap over, wall mounted mirror with light and shaver socket and a contemporary low flush WC.

BEDROOM TWO

13' 00" x 12' 6" (3.96m x 3.81m) A bright and spacious dual aspect double bedroom with aluminium double glazed french doors to the rear elevation opening out onto the Juliet balcony overlooking the gardens and enjoying views of the surrounding countryside and coastline, further double glazed aluminium window to the side elevation and inset spotlighting.

BEDROOM THREE

13' 1" x 12' 00" (3.99m x 3.66m) A bright and spacious double bedroom with an aluminium double glazed window to the side elevation, double glazed Velux window to the front elevation, built-in bunk beds and inset spotlighting.

BEDROOM FOUR

11' 8" x 10' 3" (3.56m x 3.12m) A bright and spacious double bedroom with a fully double glazed and vaulted gable to the front elevation and aluminium double glazed windows.

BATHROOM

11' 10" x 6' 9" (3.61m x 2.06m) Velux double glazed window to the front elevation and a modern white contemporary suite comprising: Double ended bath with central chrome mixer tap over, double shower enclosure with frameless shower screen and large rain style shower head over, wall mounted vanity unit with pull out drawers and contemporary chrome mixer tap over, fitted mirror with light and shaving point over and a contemporary push button low flush WC.

GARAGE

Light and power connected.

OUTSIDE

To the front of the property and garage there is extensive off-road parking with granite chippings. Side gate and path leading out to a generous rear garden being laid mainly to lawn with an extensive area of decking being accessed via the kitchen/living/dining area.

COUNCIL TAX

TBC

SERVICES

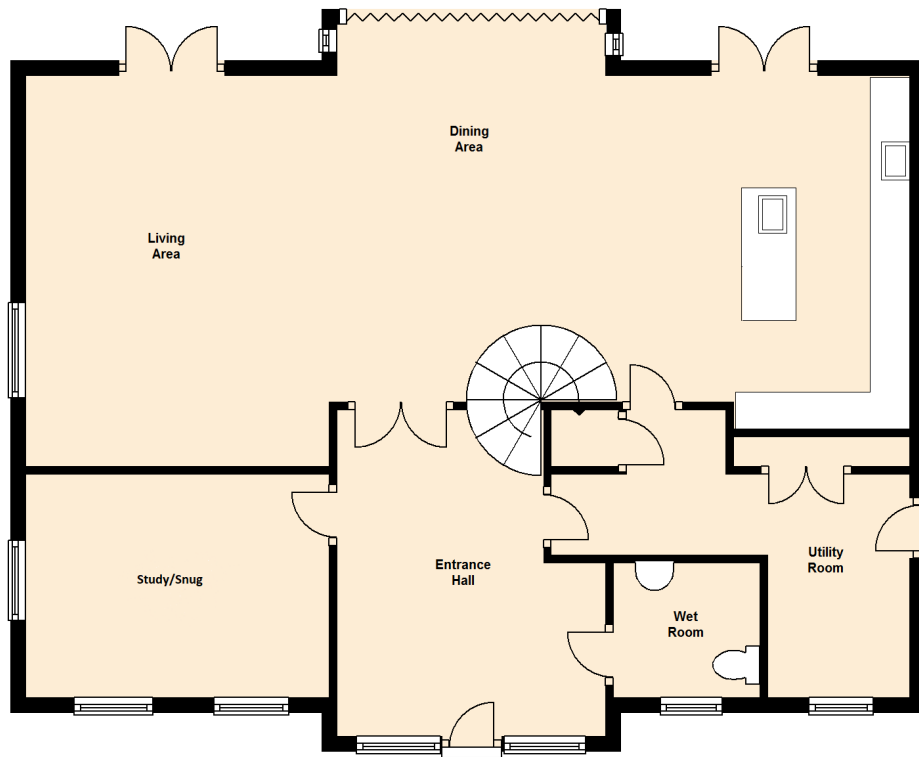
Mains water and drainage, mains electricity, air source heat pump and solar thermal panels.

TENURE

Freehold



Ground Floor
Approx. 97.0 sq. metres (1044.4 sq. feet)



First Floor
Approx. 96.7 sq. metres (1040.6 sq. feet)



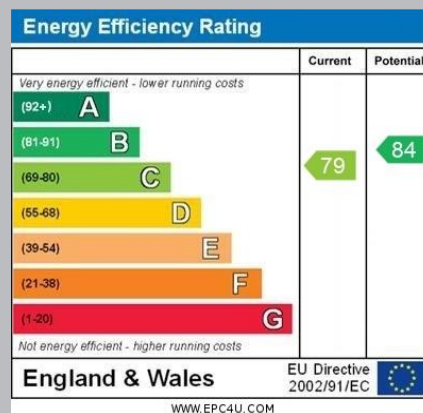
Total area: approx. 193.7 sq. metres (2085.0 sq. feet)





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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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