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# FREE SALES & LETTINGS MARKET APPRAISAL

*Award winning*



## Directions

From the town centre proceed along The Strand and turn left at the mini roundabout. Follow the Stratton Road up the hill heading out of the town and at the roundabout take the third exit. Stay on this road, following around the development, take the right into Curlew Road and the property will be located a short

## 7 Curlew Road

Bude, Cornwall, EX23 8GH

Price £425,000

7 Curlew Road is a spacious and well presented, modern detached family home, situated on the popular 'Shorelands' development located within walking distance of the town, schools and shops.

Internally the property offers an entrance hall, living room with French doors opening into the dining room with doors leading out to the South facing gardens, kitchen/breakfast room, utility and cloakroom. On the first floor there are four double bedrooms with an ensuite shower to the principal bedroom and separate bathroom.

Outside there is an integral single garage with off road parking in front for two vehicles and to the rear enclosed South facing gardens with large patio seating area and artificial lawn.

### ENTRANCE HALL

Entering via a double glazed composite door to the entrance hall with stairs ascending to the first floor with useful under stairs storage cupboard, telephone point, Fibre connection and radiator. Doors serve the following rooms:-

### LIVING ROOM

**16' 3" x 10' 7" (4.95m x 3.23m)** A bright and spacious reception room with a UPVC double glazed window to the front elevation overlooking the garden. Television point and two radiators. French doors opening into:-

### DINING ROOM

**10' 7" x 8' 9" (3.23m x 2.67m)** A South aspect reception room with UPVC double glazed French doors leading out onto the patio seating area and gardens. Radiator. Door to:-

### KITCHEN

**11' 2" x 10' 6" (3.4m x 3.2m)** A South aspect kitchen/breakfast room with a UPVC double glazed window to the rear elevation overlooking the gardens. Radiator.

The kitchen is finished with a range of matching light grey gloss wall and base units with contrasting worksurface with matching upstand, inset stainless steel sink and drainer with mixer tap, inset five ring gas hob with extractor hood, integrated fridge freezer and dishwasher. Door to:-

### UTILITY ROOM

**7' 1" x 5' 5" (2.16m x 1.65m)** Double glazed composite door to the rear elevation leading out to the garden. Fitted light grey gloss wall and base units with contrasting worksurface with matching upstand, inset stainless steel sink and drainer, space and plumbing for washing machine and radiator.

### CLOAKROOM

**5' 5" x 3' 3" (1.65m x 0.99m)** Pedestal wash hand basin, toilet bowl with concealed cistern, tiled flooring and radiator.

### FIRST FLOOR

Loft hatch access, door to airing cupboard housing the pressurised hot water cylinder and immersion heater. Doors serve the following rooms:-

### BEDROOM ONE

**14'7 max' 12'3 min" x 13'10 max' 10'1 min" (4.57m x 4.22m)** A spacious principal bedroom with UPVC double glazed window to the front elevation overlooking the gardens. Built in double wardrobe and radiator. Door to:-

### ENSUITE

**6' 11" x 4' 4" (2.11m x 1.32m)** UPVC obscure double glazed window to the front elevation, double shower enclosure with mains fed shower, wall hung wash hand basin, toilet bowl with concealed cistern, attractive wall and floor tiling and heated towel rail.

### BEDROOM TWO

**16' 9" x 8' 4" (5.11m x 2.54m)** A spacious double bedroom with a UPVC double glazed window to the front elevation overlooking the gardens. Radiator.

### BEDROOM THREE

**12' 7" x 8' 7" (3.84m x 2.62m)** A South aspect double bedroom with a UPVC double glazed window to the rear elevation overlooking the gardens. Radiator.



### BEDROOM FOUR

**9' 11" x 7' 5" (3.02m x 2.26m)** A South aspect double bedroom with a UPVC double glazed window to the rear elevation overlooking the gardens. Radiator.

### BATHROOM

**6' 10" x 6' 2" (2.08m x 1.88m)** UPVC double glazed window the rear elevation. Double ended panel enclosed bath with mains fed shower, glass shower screen, wall hung wash hand basin, toilet bowl with concealed cistern, attractive wall and floor tiling and heated towel rail.

### GARAGE

**16' 10" x 8' 1" (5.13m x 2.46m)** Up and over door with light and power connected, wall mounted consumer unit.

### OUTSIDE

To the front of the property there is off road parking for two vehicles and an area of artificial lawn with planting. Side gate and path leads to the rear enclosed South aspect garden with a large patio seating area being accessed from the dining room, artificial lawn, attractive flower beds and pergola to one side with further seating area.

### COUNCIL TAX

Band E

### SERVICES

All mains services are connected

### TENURE

Freehold. Estate service charge TBC

