





COLWILLS

estate agents • property management • lettings

FREE

SALES

&

LETTINGS

MARKET APPRAISAL

Award winning

BRITISH PROPERTY AWARDS

2017

★★★★★

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS

2018

★★★★★

GOLD WINNER

ESTATE AGENT IN BUDE

BRITISH PROPERTY AWARDS

2019

★★★★★

GOLD WINNER

ESTATE AGENT IN BUDE

Directions

From the centre of Bude proceed out of the town towards Stratton and upon reaching the A39 turn left towards Bideford, then turn right onto the A3072 towards Holsworthy. Follow this road along for approximately 3 miles and upon reaching Red Post turn right onto the B3254 heading towards Launceston. Follow this road for a few miles and upon reaching the village of Whitstone proceed into the 30 mph zone, taking the first left into Paradise Park. Keep following the road around to the left and the property will be located directly in front of you.

24 Paradise Park

Whitstone, Holsworthy, Devon, EX22 6TQ

Price £345,000

A spacious detached family home with far reaching rural views to the rear. Situated in the popular Cornish village of Whitstone, which benefits from a popular primary school, local shop/post office and is some five miles from the coast and within easy access to the towns of Bude, Holsworthy and Launceston with all their amenities.

The property is finished to a high standard and offers a covered porch, entrance hall, living room with a wood burner, kitchen/dining room, utility and WC. On the first floor there are three bedrooms and a family bathroom.

Outside there is extensive off-road parking, single garage and gardens to the front and rear.

ENTRANCE HALL

Entering the property via a wooden multi pane double glazed door into the entrance hall, stairs ascend to the first floor with understairs cupboard, doors serve the following rooms.

LIVING ROOM

**15' 13" x 11' 0" (4.9m x 3.35m)** A light spacious living room with wooden double glazed window to the front elevation, feature log burner, wall mounted radiator, double doors opening to the dining room and door to the hallway.

KITCHEN/DINER

**21' 4" x 10' 2" (6.5m x 3.1m)** Fitted with a range of wood effect wall and base units with contrasting black worksurface over with tiled splashback. Stainless steel one and a half bowl sink, wooden frame double glazed window to the rear elevation overlooking the garden, space for 'range style' electric cooker with canopy extractor over.

The dining room has wooden double glazed doors opening to the rear garden and doors leading into the living room.

UTILITY ROOM

**10' 2" x 5' 7" (3.1m x 1.7m)** Wooden double glazed window to the rear elevation wood effect units with contrasting black worksurface over, stainless steel sink, space and plumbing for washing machine, oil fired central heating boiler and radiator.

SIDE PORCH

**5' 8" x 5' 7" (1.73m x 1.7m)** Side porch with UPVC double glazed window to the front elevation and door to the side, tile flooring and wooden door into utility.

WC

**7' 1" x 2' 10" (2.16m x 0.86m)** Low flush pedestal WC, pedestal wash hand basin with tile splashback, extractor fan, wall mounted radiator and wooden double glazed obscure window to the front elevation.

LANDING

Stairs ascend to the first floor with double glazed windows to the side elevation loft hatch access and doors serve the following rooms. Door to airing cupboard housing the hot water cylinder.

BEDROOM ONE

**12' 10" x 11' 8" (3.91m x 3.56m)** A bright spacious double bedroom with wooden double glazed windows to the front elevation, wall mounted radiator and door to built-in wardrobe.

BEDROOM TWO

**12' 10" x 10' 2" (3.91m x 3.1m)** A twin bedroom with wooden double glazed windows to the rear elevation overlooking the countryside and distant views of Dartmoor beyond, wall mounted radiator and built-in wardrobe.

BEDROOM THREE

**10' 1" x 8' 0" (3.07m x 2.44m)** Wooden framed double glazed window to the rear elevation with views of the fields and countryside beyond, wall mounted radiator.

FAMILY BATHROOM

**7' 11" x 6' 3" (2.41m x 1.91m)** Comprising of a three-piece suite with enclosed panel bath and mains fed shower over, with attractive tile splashback, pedestal low flush WC, pedestal wash hand basin with tiled splashback and wooden framed double glazed window to the front elevation, inset spotlights, extractor fan and wall mounted radiator.

GARAGE

**18' 9" x 9' 4" (5.72m x 2.84m)** Up and over door to the front with wooden pedestrian door to the side, light and power connected and wood framed window to the rear.

OUTSIDE AND GARDENS

The property is approached by a gravel driveway with ample parking for multiple vehides with the front area laid lawn with raised flowerbeds covered wooden porch and side access to the rear garden.

The rear garden is mostly laid lawn with mature hedgerows to the rear boundary.

SERVICES

Oil fired central heating, mains water and drainage, mains electricity.

TENURE

Freehold

COUNCIL TAX

Band D