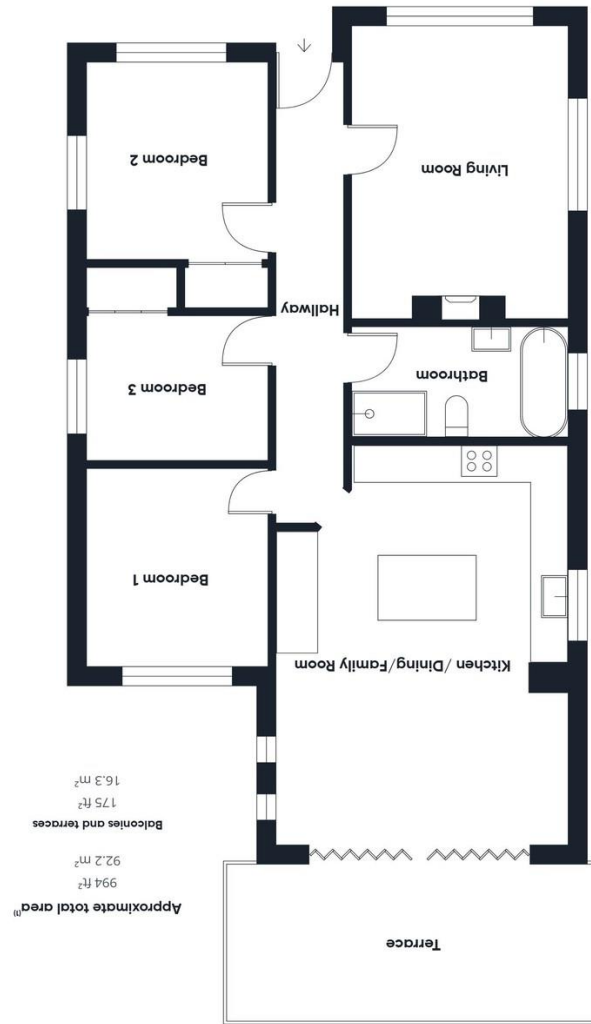


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FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

From the centre of Bude, proceed out of town along The Strand and turn left at the mini roundabout. Continue on this road until reaching the A39, at the roundabout turn left onto the A39, continue for approximately ¼ mile and turn left into Poundfield and take the first right into Poundfield Close and the property will be located a short distance along on the left hand side.

7 Poundfield Close

Stratton, Bude, Cornwall, EX23 9AU

Price £440,000

7 Poundfield Close offers a stylish family home that has been tastefully extended and refurbished by the current owners, located in a quiet and peaceful cul-de-sac in a highly sought after residential area, the property is ideally positioned close to Bude town amenities, schools and local beaches.

Internally the property offers an entrance hall, dual aspect living room, stunning large open plan triple aspect kitchen dining family room with 11ft 8' wide bi-fold doors which seamlessly connect the indoors to a raised decked seating area and enclosed private gardens, perfect for entertaining or relaxing. There are three generous bedrooms and a well appointed family bathroom.

Outside there is a large single garage with extensive off road parking and pretty private enclosed gardens to the rear with raised vegetable beds to one side.

ENTRANCE HALL

Entering via a double glazed composite door to the entrance hall, loft hatch access, vertical contemporary radiator and limewash engineered oak wood flooring. Oak doors serve the following rooms:-

LIVING ROOM

15' 11" x 12' 1" (4.85m x 3.68m) A bright and spacious dual aspect reception room with large UPVC double glazed window to the front elevation and UPVC double glazed window to the side. High-level double socket/television aerial, fireplace surround with hearth and radiator.

OPEN PLAN KITCHEN LIVING DINING ROOM

21' 4" x 16' 2" (6.5m x 4.93m) A bright and spacious triple aspect multi zone room with UPVC double glazed window to the side elevation and twin feature picture windows to the side overlooking the gardens. Double glazed 11ft 8' wide bifold doors to the rear elevation leading out onto the raised decked area and gardens. Large glazed roof lantern, inset lighting, three feature pendants, limewash engineered oak wood flooring, high level double socket/television aerial and two contemporary vertical radiators.

The kitchen is finished with a range of matching matt charcoal grey wall and base units with slimline contrasting worksurface with incut drainer with matching upstand, undermounted composite sink, central island with seating for three, inset electric touch control hob with extractor hood, integrated appliances comprise twin high level electric ovens,

integrated dishwasher washer and fridge freezer.

BEDROOM ONE

11' 00" x 9' 11" (3.35m x 3.02m) A bright and spacious principal double bedroom with UPVC double glazed window to the rear elevation overlooking the pretty gardens. High level double socket/television point and radiator.

BEDROOM TWO

10' 11" x 9' 11" (3.33m x 3.02m) A bright and spacious dual aspect double bedroom with UPVC double glazed window to the front elevation overlooking the gardens and UPVC double glazed window to the side. Built in double wardrobe and radiator.

BEDROOM THREE

9' 11" x 7' 11" (3.02m x 2.41m) UPVC double glazed window to the side elevation, built-in double wardrobe and radiator.

BATHROOM

11' 9" x 5' 10" (3.58m x 1.78m) A beautifully appointed family bathroom with UPVC obscure glazed window to the side elevation. Inset lighting, attractive tiled walls and tiled flooring. Freestanding double ended bath with freestanding tower mixer tap, double shower enclosure with fixed glass screen with mains fed soak head shower with separate hand attachment, vanity unit with freestanding basin and mixer tap and wall mounted heated towel rail.

GARAGE

22' 1" x 9' 11" (6.73m x 3.02m) Up and over door with UPVC double glazed window to the side elevation. Light and power connected, space and plumbing for washing machine.



OUTSIDE

To the front of the property the garden is laid to lawn with attractive flower beds and extensive off road parking in front and to the side of the property. Side gate and path leads to the private and enclosed gardens with raised vegetable beds to one side and a useful garden shed. Raised decked seating area accessed from the open plan kitchen dining family room with steps down to the garden which is laid to lawn with attractive planting and stone patio seating area.

COUNCIL TAX

Band D

SERVICES

All mains services are connected

TENURE

Freehold

