

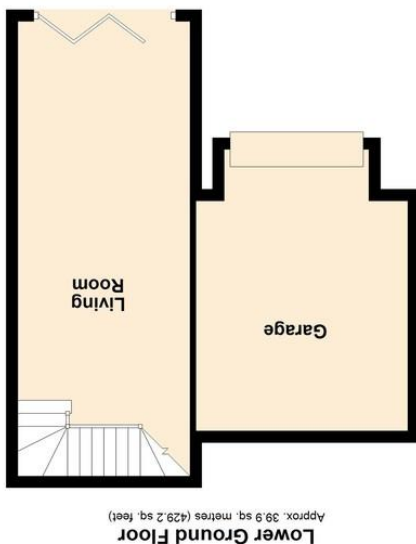
estate agents • property management • lettings



Ground Floor

Approx. 68.1 sq. metres (744.1 sq. feet)

Total area: approx. 109.0 sq. metres (1173.3 sq. feet)
Colwills
Plan produced using PlanUp



The Property Professionals...



Bude, Cornwall, EX23 8NT

Price £425,000

- Beautifully presented split-level property thoughtfully extended and refurbished
- Popular Flexbury area, walking distance of Bude town and beaches
- South facing living room with bi-fold doors, kitchen dining family room with granite worksurfaces
- Two generously proportioned double bedrooms, ensuite to the principal bedroom, separate shower room
- Well maintained gardens at both the front and rear, garage and off road parking



FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

From the centre of town proceed up Belle Vue and head out of the town via Golf House Road. As you reach the bottom of the hill, take the third turning on the left into Creathorne Road (just after the Church) and the property will be found a short distance along on the left-hand side.

5 Creathorne Road

Bude, Cornwall, EX23 8NT

Price £425,000

5 Creathorne Road is a beautifully presented split-level property that has been thoughtfully extended and refurbished by its current owners and situated in the highly desirable Flexbury area, just a short stroll from Crooklets Beach and the town centre.

Internally the property offers an entrance porch, South facing living room featuring underfloor heating and bi-fold doors that open seamlessly onto the landscaped garden. The heart of the home is the impressive kitchen/dining/family room, complete with sleek granite worktops and integrated appliances. Two generously proportioned double bedrooms, with the principal bedroom benefiting from a contemporary en-suite shower room, and an additional separate shower room for guests or family use.

Externally, the property boasts well-maintained gardens at both the front and rear, along with off-road parking for two vehicles and a single garage.

ENTRANCE PORCH

5' 11" x 2' 11" (1.8m x 0.89m) Entering via a double glazed composite door to the entrance porch with coat hanging space, Karndean flooring and radiator. Glazed oak door leading to:-

KITCHEN

12' 10" x 11' 8" (3.91m x 3.56m) A bright and spacious South aspect semi open plan room with a UPVC double glazed window to the rear elevation overlooking the gardens. Inset lighting, Karndean flooring and door to utility cupboard with space and plumbing for washing machine, shelf for tumble dryer and wall mounted Worcester gas fired combi boiler.

The kitchen is finished with a range of matching wall and base units with slimline granite work surface with matching up-stand and under-mounted sink and in-cut drainer. Integrated appliances comprise of electric oven, combi oven/microwave, induction hob with extractor canopy, fridge freezer and dishwasher.

DINING FAMILY ROOM

17' 11" x 10' 6" (5.46m x 3.2m) A South aspect reception room with a UPVC double glazed window to the rear elevation overlooking the gardens. Inset lighting, radiator, Karndean flooring and an oak and glass balustrade staircase descending to the living room.

LIVING ROOM

25' 9" x 9' 6" (7.85m x 2.9m) A bright and spacious South aspect reception room with 7ft 9" wide bifold doors to the rear elevation leading out to the gardens. Inset lighting, high level television point and socket, Karndean flooring with underfloor heating and space for a desk under the stairs.

INNER HALL

Loft hatch access with pull down ladder, loft partially boarded with fitted shelving. Doors serve the following rooms:-

BEDROOM ONE

11' 7" x 10' 9" (3.53m x 3.28m) A bright and spacious principal bedroom with a UPVC double glazed window to the front elevation overlooking the gardens and fitted shutters. Fitted Sharps bedroom furniture comprise of twin wardrobes, dressing table and bedside cabinets. Radiator. Door to:-

ENSUITE

8' 2" x 3' 5" (2.49m x 1.04m) Inset lighting and UPVC obscure double glazed window to the side elevation. Double shower enclosure with soak head shower with separate hand attachment, wall hung vanity unit with fitted mirror above with integrated lighting and demister, push button low flush WC, partly tilted walls, chrome dual fuel heated towel rail and tiled flooring.

BEDROOM TWO

11' 11" x 10' 11" (3.63m x 3.33m) A bright and spacious double bedroom with a UPVC double glazed window to the front elevation overlooking the gardens and fitted shutters. Fitted double wardrobes and radiator.



SHOWER ROOM

8' 3" x 5' 7" (2.51m x 1.7m) Inset lighting and UPVC obscure double glazed window to the side elevation. Double shower enclosure with soak head shower with separate hand attachment, vanity unit with fitted mirror above with integrated lighting and demister, push button low flush WC, partly tilted walls, chrome dual fuel heated towel rail and tiled flooring.

GARAGE

15' 11" x 12' 00 max' 8' 3 min" (4.85m x 3.86m) Up and over door with light and power connected. Door to void storage area.

OUTSIDE

To the front, steps and path lead to the front door with garden laid to lawn with feature palm tree and planting. To the rear of the property there are double wooden gates which open onto a gravel drive in front of the garage providing off road parking for two vehicles. The South facing garden is enclosed with fencing either side, laid to lawn with a patio seating area, garden sleeper edged flower bed with established trees, shrubs and trailing rose bush.

COUNCIL TAX

Band C

SERVICES

All mains services are connected

TENURE

Freehold

