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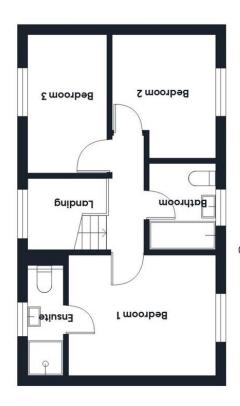
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Floor 0









Floor J

<sup>2</sup>m 2.9 102 ft<sup>2</sup> Balconies and terraces 74.9 m<sup>2</sup> 2H 708 <sup>(1)</sup>peroximate total area



The Froperty Frogenous...









# Bramlea, Bowden Lane

Stratton, Bude, Cornwall, EX23 9BG

- Modern detached family home
- Located in a quiet semi rural location on the edge of Stratton
- Dual aspect living room, triple aspect kitchen/dining room
- Three bedrooms with ensuite to the principal bedroom, separate bathroom
- Off road parking for two vehicles, enclosed gardens. No onward chain

Price £350,000

















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 and take the first main turning on the right-hand side signposted towards Stratton and proceed down into Stratton. Pass Congdons on your left and take the right-hand turn into Union Hill, then first left into Bowden Lane, continue out of Stratton and the property will be located on the right hand side.

# Bramlea, Bowden Lane

Stratton, Bude, Cornwall, EX23 9BG

Bramlea is a modern detached family home located in a peaceful semi-rural location with a pleasant outlook of the surrounding countryside, located on the edge of the historic town of Stratton within walking distance of the local shops, services and nearby Inn.

The well presented property is offered with no onward chain and offers an entrance hall, cloakroom, dual aspect living room, triple aspect kitchen/dining room with French doors opening out onto a terrace seating area and gardens. On the first floor there are three bedrooms, ensuite shower room to the principal bedroom and separate bathroom.

Outside there is bricked paved off road parking for two vehicles and an enclosed garden to the side and rear with a raised seating area.

#### **ENTRANCE HALL**

Entering via a UPVC double glazed door to the entrance hall with coved ceiling, oak stairs ascending to the first floor and door to the under stairs storage cupboard which houses the Worcester gas fired boiler and underfloor heating manifolds. Oak doors serve the following rooms:-

#### **CLOAKROOM**

4' 6" x 2' 9" (1.37m x 0.84m) UPVC obscure double glazed window to the front elevation. Coved ceiling, fully tiled walls, corner wall mounted wash hand basin with mixer tap and toilet bowl with concealed cistern.

#### LIVING ROOM

**16' 00" x 11'7 max' 8'8 min" (4.88m x 3.56m)** A spacious dual aspect room with UPVC double glazed window to the front elevation with views over the surrounding countryside and UPVC double glazed window to the rear. Coved ceiling, television point, telephone point and light grey oak wood effect flooring with underfloor heating.

#### KITCHEN/DINING ROOM

**16' 00" x 10' 1" (4.88m x 3.07m)** A triple aspect room with UPVC double glazed windows to the front and rear elevations and UPVC double French doors to the side leading out onto the terrace seating area and gardens. Coved ceiling, inset lighting and light grey oak wood effect flooring with underfloor heating.

The kitchen is finished with a range of light grey wall units and

contrasting and dark grey base units with solid wooden surface, inset one and a half bowl stainless steel sink and drainer with mixer tap and attractive tiled splashback. Inset five ring gas hob with extractor hood, integrated electric oven, integrated fridge and freezer and integrated dishwasher.

# **FIRST FLOOR**

UPVC obscure double glazed window to the half landing and feature slate tiled wall, coved ceiling and loft hatch access. Oak doors serve the following rooms:-

# **BEDROOM ONE**

12' 5" x 10' 00" (3.78m x 3.05m) A bright and spacious principal double bedroom with a UPVC double glazed window to the front elevation overlooking the surrounding countryside. Coved ceiling, television point and radiator. Door to:-

# **ENSUITE**

9' 11" x 3' 00" (3.02m x 0.91m) UPVC obscure double glazed window to the rear elevation. Inset lighting, fully tiled walls and tiled flooring. Shower enclosure with mains fed soak head shower with separate hand attachment, vanity unit with inset basin, toilet bowl with concealed cistern and wall mounted chrome heated towel rail.

# **BEDROOM TWO**

10' 3" x 8'9 max' 5'7 min" (3.12m x 2.57m) A bright and spacious double bedroom with UPVC double glazed window to the front elevation overlooking the surrounding countryside. Coved ceiling and radiator.

# **BEDROOM THREE**

11' 7" x 6' 9" (3.53m x 2.06m) UPVC double glazed window to the rear elevation overlooking the gardens. Coved ceiling and radiator.



Price £350,000



# **BATHROOM**

7' 1" x 5' 6" (2.16m x 1.68m) UPVC obscure double glazed window to the front elevation. Inset lighting, fully tiled walls and tiled flooring. Panel enclosed bath with shower mixer attachment, vanity unit with freestanding basin, toilet bowl with concealed cistern and wall mounted chrome heated towel rail.

# **OUTSIDE**

Bricked paved off road parking for two vehicles with slate ramp path leading to the front door. Wooden gates to either side which leads to the side and rear garden. Area of lawn to one side with a decked seating area being accessed via the kitchen/dining room with attractive flower beds. Plum slate area to the rear with outside storage shed with wooden and stainless balustrade cable lead to a raised decked seating area.

# **COUNCIL TAX**

Band C

# **SERVICES**

Mains electricity, water and drainage. LPG gas fired central heating

# **TENURE**







