

# CORNWALL ESTATES

PADSTOW



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4 MARINA CLOSE,  
ST MERRYNS, PL28 8FZ

£950,000

- CONTEMPORARY  
DETACHED HOUSE

- IMMACULATE CONDITION

- FOUR DOUBLE BEDROOMS

- MASTER EN-SUITE

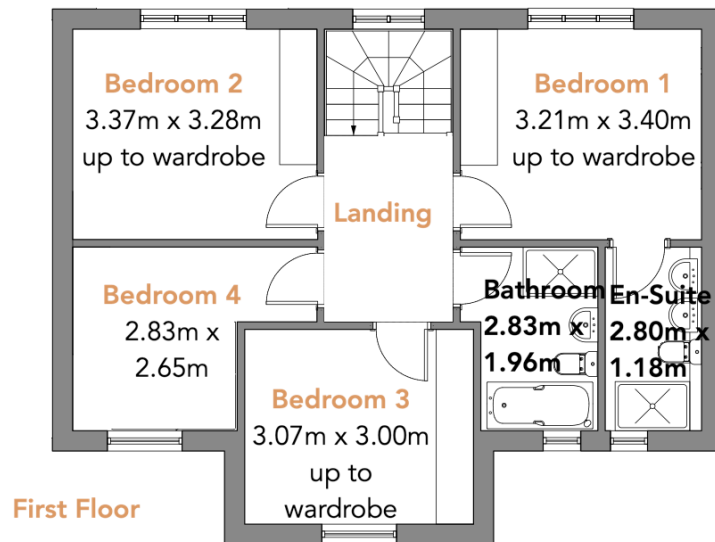
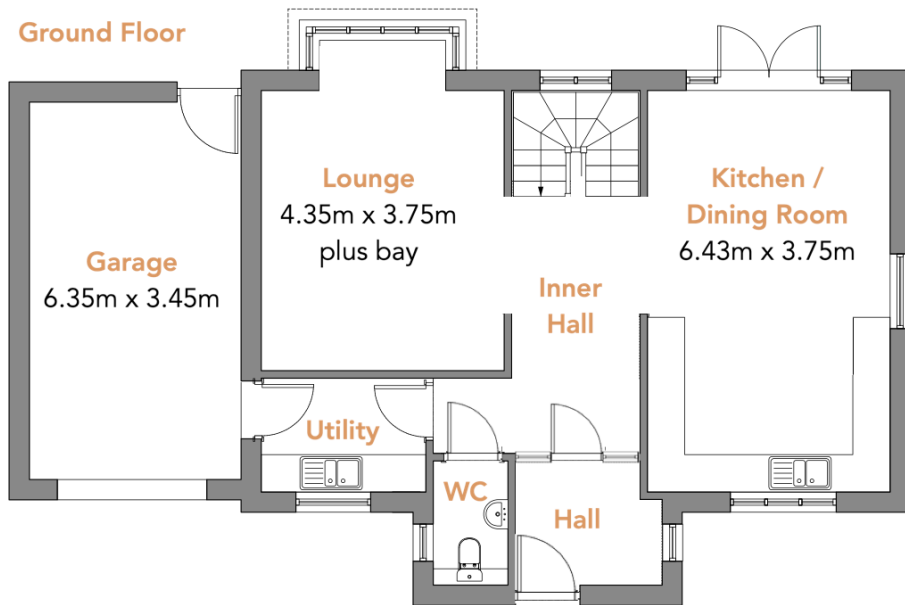
- CORNER PLOT

- GARAGE & AMPLE PARKING

- ENCLOSED GARDENS

- NEAR SEVERAL BEACHES





Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Kerensa is a beautifully presented and well-proportioned detached house, tucked away in a pleasant corner plot within the heart of the village.

The accommodation has a nice flow and is bright and airy throughout. Comprising a spacious and welcoming hallway, open style living areas including a comfortable sitting room and a contemporary kitchen and dining room, a useful utility room and cloakroom to the ground floor. Enjoying oak flooring with under floor heating throughout the ground floor. To the first floor there are four double bedrooms, master en-suite shower room and a modern family bathroom.

The property includes an integral single garage, plus additional parking on the driveway for up to five cars. The gardens are enclosed and easy to maintain, offering an attractive blend of patio, lawn and decking, with a border of pretty planters. Also including a Hully Pod in the garden which could suit a range of purposes, such as a home office, a garden room or playroom.

The property would make a superb family home or holiday home, with great rental potential in this popular location central to several of North Cornwall's finest beaches. Viewing is recommended to appreciate the immaculate interior, the lovely feeling of space and the surprising feeling of privacy in this village centre location.

## ACCOMMODATION

### ENTRANCE

Front entrance door to:

### HALL

Double glazed window to the side elevation, ceiling light, glazed door to:

### INNER HALL

Open to sitting room and kitchen / dining room, stairs to first floor, ceiling light, doors to utility and cloakroom.

### CLOAKROOM

Low level WC, pedestal wash hand basin, double glazed window to the side elevation, recessed spotlights, extractor fan.

### UTILITY

Double glazed window to the front elevation, recessed spotlights, base units incorporating stainless steel sink unit, plumbing for automatic washing machine, space for tumble drier, space for under counter freezer, wall mounted gas combination boiler, door to garage.

### SITTING ROOM

Double glazed bay windows to the rear elevation, ceiling light.

### KITCHEN & DINING ROOM

Double glazed doors to the rear elevation, double glazed windows to the front and side elevations, recessed spotlights, ceiling light, a range of base and wall units with concrete worktop incorporating 1 ½ bowl sink unit, built in double oven, electric hob with extractor over, built in dishwasher, built in fridge/freezer.



Stairs to the first floor;

### LANDING

Double glazed window to the rear elevation, radiator, doors to bedrooms and bathroom, access to loft, ceiling light.

### BEDROOM 1

Double glazed window to the rear elevation, built in wardrobe, ceiling light, radiator, door to:

### EN-SUITE

Shower enclosure, low level WC, twin sink unit, double glazed window to the front elevation, heated towel rail, recessed spotlights, extractor fan, tiled floor, part tiled walls.

### BEDROOM 2

Double glazed window to the rear elevation, built in wardrobe, ceiling light, radiator.

### BEDROOM 3

Double glazed window to the front elevation, built in wardrobe, ceiling light, radiator.

### BEDROOM 4

Double glazed window to the front elevation, ceiling light, radiator.

### BATHROOM

Double glazed window to the front elevation, panelled bath with shower attachment, shower enclosure, low level WC, fitted wash hand basin, heated towel rail, recessed spotlights, extractor fan, tiled floor, part tiled walls.

### GARAGE

Single garage with up and over door, personal door to rear, power and light.

### PARKING

Parking for up to 5 cars in the driveway.

### GARDEN

Enclosed rear gardens with areas of lawn and patio, a range of planters, raised decking.

### HULLY POD

With power and lighting, an ideal home office, snug or garden room.

### SERVICES / NOTES

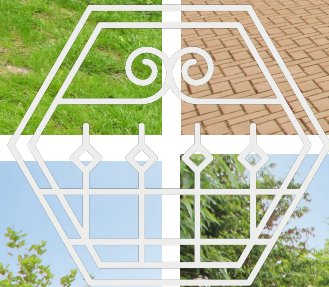
Freehold tenure. Council tax band E. Mains electricity. Mains water. Mains sewerage. Gas central heating. Fibre broadband. Full mobile service outdoors with EE, O2 Three & Vodafone, full indoor service with Vodafone and O2. Standard cavity wall construction with 5 years remaining NHBC warranty.

### PLANNING

An application has been recently refused permission on the land to the rear of the property - PA24/00331









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