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CORNWALL ESTATES

PADSTOW

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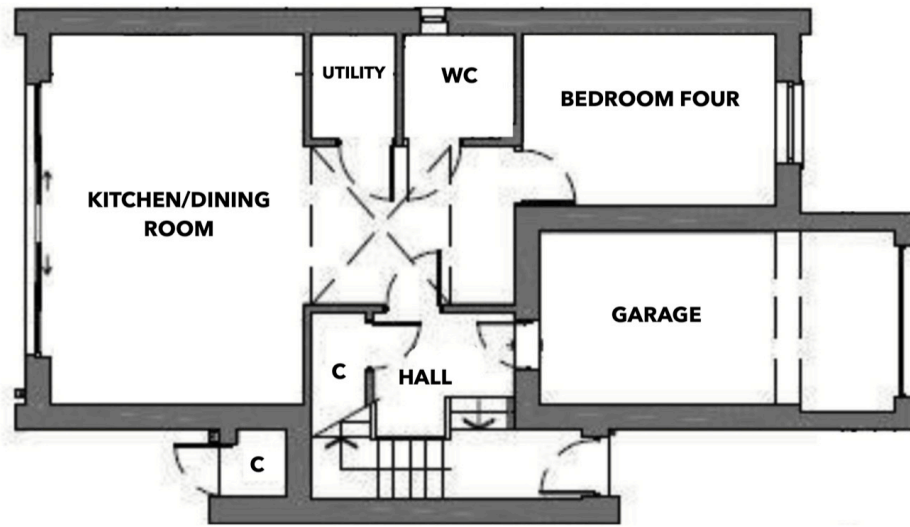
PADSTOW

1 GRENVILLE ROAD,  
PADSTOW, PL28 8EX

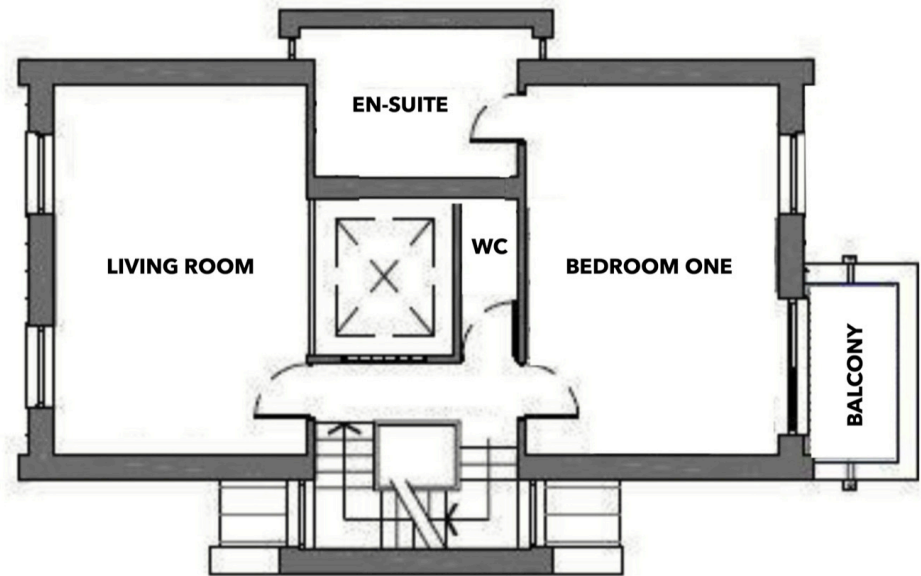
£895,000 FREEHOLD

- UNIQUE DETACHED HOME
- FOUR BEDROOMS
- BALCONY & TERRACE
- ENCLOSED GARDENS
- GARAGE & PARKING
- SPLIT LEVEL, CENTRAL ATRIUM
- OAK & GLASS STAIRCASE
- WALKING DISTANCE OF TOWN

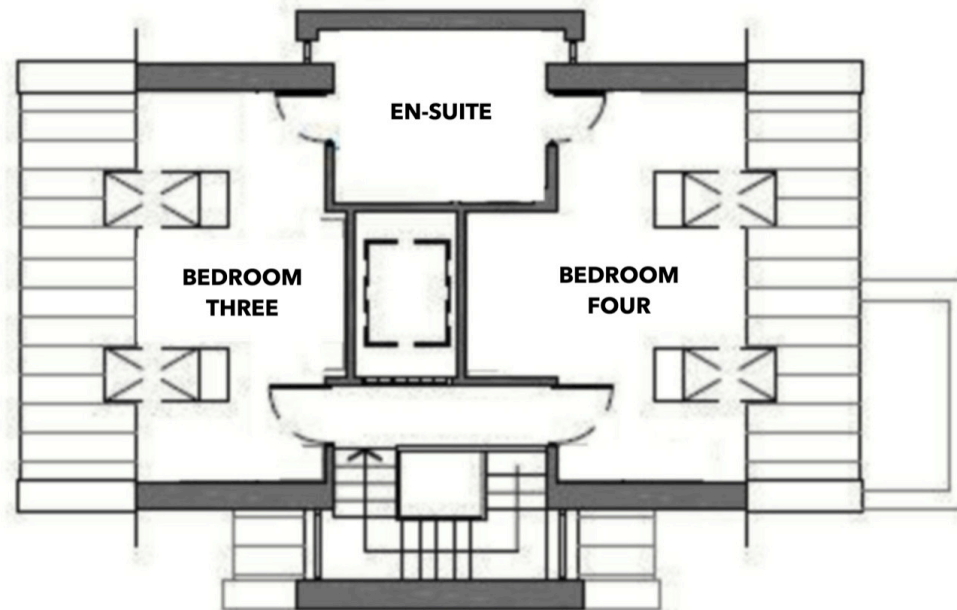




**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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This unique detached residence is situated at the top of Padstow, within a ten-minute walk of the town centre and harbour. Comprising split level accommodation which is designed to maximise the space, the house offers four bedrooms, three bathrooms and two reception rooms.

Features include the central atrium which brings light into all areas of the house, underfloor heating throughout the ground floor, oak and glass staircase, sliding doors from the kitchen to the rear terrace, and the balcony leading off the master bedroom. There is an integral garage and parking in front plus an enclosed garden at the rear.

Presented to a high standard throughout, the bathrooms have contemporary suites and tiling, and the modern kitchen has an island and a range of incorporated Neff appliances. Viewing is recommended to appreciate the individual style and quality on offer.

#### **ENTRANCE**

Part glazed front entrance door to;

#### **HALL**

Recessed spotlights, stairs to first floor, three steps down to;

#### **INNER HALL**

Built in understairs cupboard, doors to;

#### **GARAGE**

Up & over door, power & light.

#### **UTILITY ROOM**

1.75m x 1.30m Plumbing for automatic washing machine, recessed spotlights, wall mounted boiler.

#### **SHOWER ROOM**

1.70m x 1.70m Double glazed window to the rear, recessed spotlights, fitted wash hand basin, shower enclosure, low level WC.

#### **BEDROOM**

3.88m x 2.75m Double glazed window to the front, recessed spotlights.

#### **KITCHEN & DINING ROOM**

6.00m x 4.00m Double glazed sliding doors to the rear terrace, tiled flooring, recessed spotlights. Galleried to the first floor. A range of base & wall units incorporating a 1.5 bowl stainless steel sink unit, built in oven and grill, fridge and freezer. Island with integral Neff induction hob and stainless-steel extractor over.



Stairs to first floor;

#### **LANDING**

Recessed spotlights, double glazed window, doors to;

#### **SITTING ROOM**

6.00m x 4.00m Two double glazed windows to the rear, radiator, recessed spotlights.

#### **CLOAKROOM**

Low level WC, heated towel rail, fitted wash hand basin, recessed spotlight.

#### **BEDROOM 1**

6.00m x 4.00m Double glazed window to the front, recessed spotlights, double glazed sliding doors to the balcony, door to;

#### **EN-SUITE**

3.10m x 2.50m Bath, low level WC, fitted wash hand basin, heated towel rail, double glazed window to the front.

Stairs to second floor;

#### **LANDING**

Recessed spotlight, ceiling light, two double glazed windows, doors to;

#### **BEDROOM 2**

6.00m x 4.30m Two velux windows, two radiators, recessed spotlights, door to en-suite

#### **BEDROOM 3**

6.00m x 3.30m. Two velux windows, two radiators, recessed spotlights, door to en-suite.

#### **JACK & JILL EN-SUITE**

3.15m x 2.68m Two tall double-glazed windows to the front and rear, tiled walls and flooring, recessed spotlights, two heated towel rails. Shower enclosure, low level WC.

#### **OUTSIDE**

Enclosed garden to the rear, timber boundary, decked terrace with glass balustrade.

#### **SERVICES**

Mains gas, electricity, water, drainage. EPC – B. Council Tax band E.

#### **HEATING**

Underfloor on the ground floor, central heating radiators on first and second floors.

#### **BROADBAND & MOBILE PHONE COVERAGE**

Mobile phone coverage with O2 and Vodafone. Ultrafast broadband available.

#### **PARKING**

Parking for two cars on the driveway plus one in the garage.









CORNWALL  
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