

CORNWALL ESTATES

PADSTOW



CORNWALL ESTATES

PADSTOW

2 MARINA CLOSE,
ST MERRY, PL28 8FZ

£899,950

- CONTEMPORARY DETACHED HOUSE
- IMMACULATE CONDITION
- FOUR BEDROOMS
- MASTER EN-SUITE
- SPACIOUS LIVING ACCOMMODATION
- DRIVEWAY PARKING
- ENCLOSED GARDEN
- NEAR SEVERAL BEACHES





OVERALL FLOOR AREA 132 square metres APPROX

Floorplan for illustrative purposes only and should not be relied upon. All measurements are approximate. No responsibility is taken for any error, omission or mis-statement.



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE

Cornwall Estates (Padstow) Ltd give notice that; These particulars do not constitute any contract or offer and are for guidance only and are not necessarily comprehensive. The accuracy of the particulars is not guaranteed and should not be relied upon as representations of fact. Cornwall Estates (Padstow) Ltd, their clients nor any joint agents have authority to make any representations about the property and any information given is without responsibility on the part of the agents, sellers or lessor(s). Any intended purchaser should satisfy themselves by inspection or otherwise of the statements contained in these particulars. Any areas distances or measurement are approximate. Assumptions should not be made that the property has all the necessary planning permissions and building regulations. We have not tested any services, equipment or facilities. Viewing by appointment only. Purchasers should check the availability for viewing before embarking on any journey to view or incurring travelling expenses. Some photographs may be taken with a wide-angle lens.



A beautifully presented, four bedroom detached house enjoying spacious and contemporary accommodation, low maintenance gardens and parking for two cars.

Built in 2018 and offering immaculate accommodation throughout, the property begins with a welcoming entrance hall, with doors off to the study, a comfortable sitting room and a downstairs cloakroom. Continue through to the left of the hall, there a bright and airy, open style living area which includes a stylish fitted kitchen, dining space to the centre and lounge overlooking the garden at the rear. From this space there is also a family/games room and a separate utility room.

The bedrooms are located on the first floor, with the master room at the rear enjoying en-suite shower facilities, two further double bedrooms and a single room have access to a modern family bathroom.

To the rear, there is a low maintenance garden which includes sheltered patio areas and a raised artificial lawn. There is a storage room to the front with an up and over door, and driveway parking for two vehicles.

The property would be suitable as a comfortable family home, or equally as an easy to maintain holiday home, with superb rental potential.

ACCOMMODATION

ENTRANCE

Front entrance door to:

PORCH

Wooden floor, ceiling light, coat hooks, door with glazed panels to side leading to:

HALL

Wooden floor, stairs to first floor, ceiling light, doors to study, sitting room, cloakroom & kitchen.

CLOAKROOM

Low level WC, fitted wash hand basin, part tiled walls, tiled floor, recessed spotlights.

STUDY / BEDROOM 5

Double glazed window to front elevation, wooden floor, ceiling light.

SITTING ROOM

Double glazed windows to the rear and side elevations, 2 ceiling lights,

KITCHEN & DINING ROOM

Double glazed window to the front elevation, recessed spotlights, two ceiling lights, tiled flooring, open to dining area and sun room, door to utility, arch to games room. A range of base and wall units incorporating 1 ½ bowl sink unit, under unit lighting, double oven, built in induction hob with extractor over and coloured splashback, built in dishwasher.

UTILITY ROOM

Double glazed window to the rear elevation, base units with sink unit, space for washing machine and tumble drier, recessed spotlights, wall mounted gas boiler.



SUN ROOM

Double glazed tall windows to the rear, double glazed doors to the side elevation and Velux window to ceiling, tiled flooring, recessed spotlights.

GAMES ROOM

Velux window, door to rear garden, recessed spotlights, radiator, wooden floor.

Stairs to the first floor;

LANDING

Airing cupboard, 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, sink unit, double glazed window to the rear elevation, heated towel rail, recessed spotlights, extractor fan, tiled floor.

BEDROOM 2

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

BATHROOM

Panelled bath with shower over, low level WC, sink unit, double glazed window to the front elevation, heated towel rail, recessed spotlights, extractor fan, tiled floor.

STORE ROOM (FORMERLY GARAGE)

Up & over door, light and power. Parking for two vehicles to the front of the property.

GARDEN

To the rear, there is an enclosed and easy to maintain garden with patio areas and a raised artificial lawn. With fence boundaries and gate to the side.

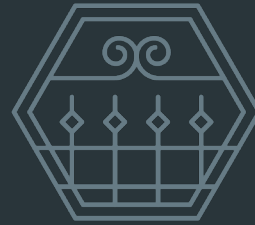
SERVICES / NOTES

Freehold tenure. Council tax band E. Mains electricity (no EV charger installed, facilities available within 1 mile). Mains water. Mains sewerage. Gas fired heating. Underfloor heating to ground floor (excluding games room) and central heating radiators to first floor. Superfast broadband available. Full mobile service available. Standard cavity wall construction, double glazing throughout, slate tiled pitched roof. Benefiting from the remainder of a 10 year NHBC warranty (circa 3 years). Surface water; the chance of flooding is very low. The chance of flooding between 2040 and 2060 is very low. Rivers & the sea; the chance of flooding is very low. The chance of flooding between 2036 and 2069 is very low.









CORNWALL ESTATES

P A D S T O W

5 Broad Street

Padstow

PL28 8BS

01841 550999

sales@cornwallestates.co.uk