

CORNWALL ESTATES

PADSTOW



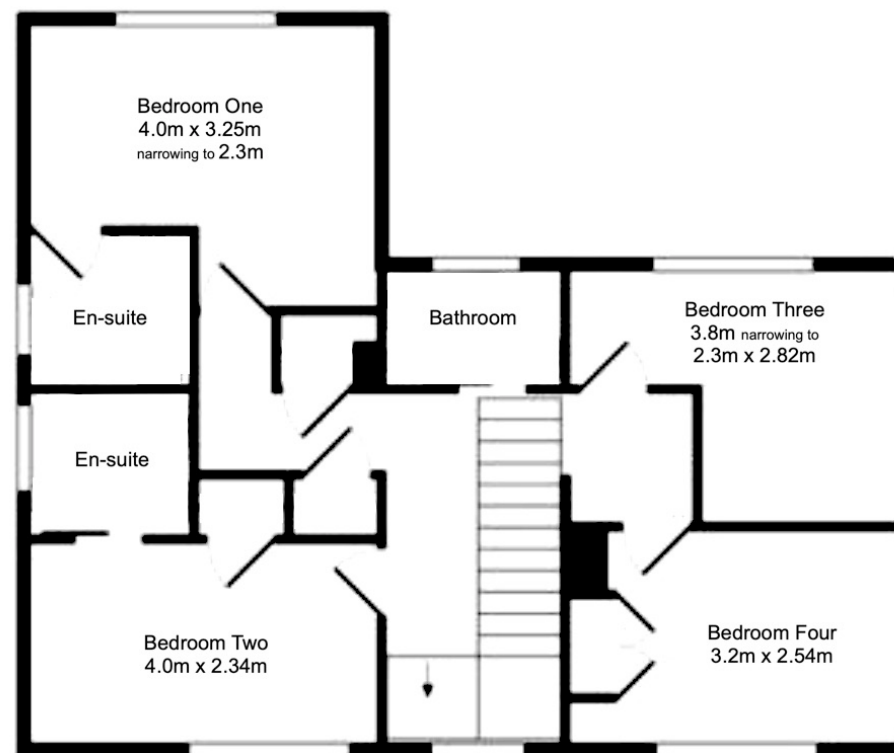
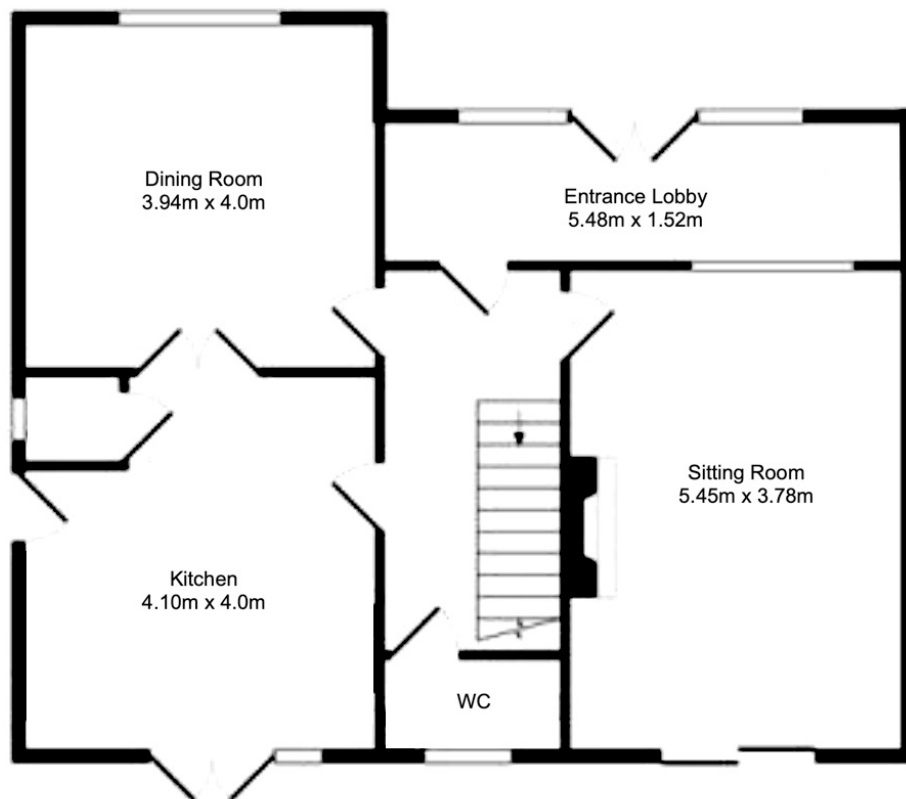
CORNWALL ESTATES

PADSTOW

5 Grenville Road,
Padstow, PL288EX

£695,000

- Spacious family home
- Four bedrooms
- Two en-suite
- Extensive gardens
- Garage & parking
- Outskirts of the town



FLOORPLAN NOT TO SCALE for identification purposes only.
overall floor area APPROX 122 square meters

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Score	Energy rating	Current	Potential
92+	A		82 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

5 Grenville Road is a spacious semi-detached family home situated on the immediate outskirts of the town convenient for the local school and supermarket. The harbour and town centre is within a ten-minute walk.

A feature of the property is the extensive garden area at the rear which is laid to lawn with patio area and mature trees and hedges. There is the advantage of a single sized garage with separate storage area and parking on the driveway in front.

The accommodation includes two reception rooms on the ground floor and kitchen with central island and French doors leading to the gardens. To the first floor are four bedrooms, two of which have en-suite bath/shower rooms, plus family bathroom.

ACCOMMODATION

ENTRANCE

Double glazed French doors with double glazed windows either side to;

ENTRANCE LOBBY

Recessed spotlights, double glazed window to the sitting room, part glazed door to;

HALL

Stairs to first floor, ceiling light, radiator, understairs cupboard, door to;

CLOAKROOM

Double glazed window to the rear, low level WC, ceiling light, tiled flooring.

SITTING ROOM

Double glazed patio doors to rear garden, 2 ceiling lights, stone fireplace with slate hearth, radiator, double glazed window to the front.

DINING ROOM

Double glazed window to the front, ceiling light, radiator, glazed double doors to;

KITCHEN

A range of base & wall units incorporating an inset Belfast sink, plumbing for automatic dishwasher, space for fridge/freezer. Central island with cupboards, four oven gas AGA with tiled surround. Double glazed French doors to the rear garden, built in cupboard, further built in utility cupboard with plumbing for automatic washing machine, radiator, 2 ceiling spotlight strips, part glazed door to the side.

Stairs to first floor half landing with double glazed window overlooking the rear.

LANDING

Access to loft space, built in cupboard with shelving, further built in cupboard housing hot water system, doors to;

BEDROOM 2

Double glazed window to the rear, built in wardrobe with shelving, ceiling light, door to;

EN-SUITE

Double glazed window to the side, panelled bath with electric shower over, pedestal wash hand basin, tiled walls, wall light & shaver point, recessed spotlight, low level WC, tiled flooring.

BEDROOM 1

Double glazed window to the front, radiator, ceiling light, door to;

EN-SUITE

Curved shower enclosure, tiled walls, pedestal wash hand basin, low level WC, wall light & shaver point, tiled flooring, double glazed window to side elevation.

BATHROOM

Double glazed window to front elevation, panelled bath with electric shower over, low level WC, pedestal wash hand basin, light & shaver point, recessed spotlight, tiled flooring.

BEDROOM 3

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

BEDROOM 4

Double glazed window to the rear, ceiling light, built in wardrobe with shelving.

REAR

Large rear garden, mainly laid to lawn with a selection of trees and shrubs and mature hedge boundary.

GARAGE

4.9m x 2.72m Separated into two sections. Power & light, up & over door. Parking in front on the driveway.

MATERIAL INFORMATION

Mains gas, electricity, water, drainage. Council tax band D. Ultrafast broadband available. Mobile reception with Three, O2, Vodafone, EE. 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.





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