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3 Sarahs Close, Padstow PL28 8BJ

£465,000

AN EXCEPTIONAL EXAMPLE OF A THREE DOUBLE BEDROOM DETACHED BUNGALOW LOCATED IN A QUIET CUL DE SAC JUST ON THE EDGE OF PADSTOW WITHIN A TWO MINUTE WALK OF TESCO AND JUST A SHORT WALK DOWN THE HILL TO THE PICTURESQUE HARBOUR AND MANY INTERESTING SHOPS, VIBRANT CAFES AND RESTAURANTS.

PROPERTY TYPE: Bungalow - Detached

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 2

FEATURES:

- THREE DOUBLE BEDROOM DETACHED BUNGALOW
- PRESENTED TO A FLAWLESS STANDARD INSIDE AND OUT
- PARTLY CONVERTED GARAGE AND AMPLE PARKING
- BRIGHT AND SPACIOUS THROUGHOUT
- PERFECTLY LOCATED ON THE EDGE OF PADSTOW WITHIN WALKING DISTANCE OF A TESCO
- UTILITY ROOM
- SHUTTERS INCLUDED
- COMPLETETLY TRANSFORMED AND EXTENSIVELY REFURBISHED IN THE LAST FIVE YEARS
- PERFECT AS A MAIN RESIDENCE OR HOLIDAY HOME

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DESCRIPTION:

Welcome to Number Three Sarah's Close, a pristine three double bedroom detached bungalow tucked away in a quiet cul de sac on the edge of the historic, highly desirable fishing village of Padstow. Padstow is a charming working fishing village surrounded by postcard worthy countryside, stunning beaches and the gorgeous Camel Estuary. Padstow offers an extensive range of shops, cafes, bars and restaurants with a popular primary school. Secondary education and a more extensive range of shopping can be found in the neighbouring market town of Wadebridge which is around seven miles away.

Padstow isn't short of outstanding restaurants including Rick Steins Seafood Restaurant and Paul Ainswoith's Michelin starred No 6. There's an award winning golf course just a couple of miles away at Trevose and the 'Seven Bays' are within easy reach incorporating seven wonderful beaches from Porthcothan to Trevone offering something for everyone.

This property has been completely transformed by the current owner over the last five years. Updates and improvements include a replacement kitchen, bathroom, en suite shower room, boiler, a full redecoration and floor coverings and the installation of a 'Media Wall'.

An entrance porch guides you into the lounge diner which is a gorgeous family room, filled with natural light thanks to the dual aspect windows. The focus of this room is the stunning 'Media Wall' which offers useful storage, display options for photos etc and an area for a TV along with a gorgeous electric fire. (available by separate negotiation.) There's ample space for plenty of lounge furniture and a family size dining table. Off from the dining area, you will find the kitchen which has a window to the rear. There's an extensive range of white wood grain units with an integrated double oven, electric hob, dish washer and a fridge and freezer. There's a real feel of luxury throughout these rooms with sumptuous carpets and decor.

All three double bedrooms can be found at the other end of this bungalow off from the inner hallway which has two useful storage cupboards and access to the loft... All three are presented to the highest standard with the largest two offering built in storage and the main bedroom having the luxury of an en suite shower room with high quality 'on-trend' tiling. The family bathroom is bright and spacious with a bath and shower rover.

This property has shutters which are included in the sale. There's gas central heating throughout, powered by a combination boiler located in the kitchen.

Externally, there's a large front garden with some attractive and well established palms and plants laid mainly to lawn. At the rear, the garden is pretty and private with a lawned area and some attractive planted borders. There's driveway parking for three cars and the garage has been split to offer a utility area with space and plumbing for a washing machine and tumble dryer with some additional storage. The remaining part of the garage is large enough for the storage of bikes/surfboards and garden equipment.

In summary, properties of this exceptional standard are rare! The standard of the accommodation and location are simply superb.

Agent's note: A part of the front garden is owned by Cornwall Council. We understand that you can treat this area as your own but cannot enclose it.

Front Porch
2.57m x 1.40m (8'5 x 4'7)

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Lounge Diner
4.37m x 4.22m (14'4 x 13'10)

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Kitchen
3.48m x 3.43m (11'5 x 11'3)

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Bedroom 1
4.50m x 3.25m (14'9 x 10'8)

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Bedroom 2
3.53m x 3.43m (11'7 x 11'3)

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Bedroom 3
2.79m x 2.59m (9'2 x 8'6)

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Bathroom
2.03m x 1.75m (6'8 x 5'9)

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En Suite
2.29m x 1.04m (7'6 x 3'5)

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Utility
2.82m x 2.59m (9'3 x 8'6)

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Workshop/Garage
2.59m x 2.36m (8'6 x 7'9)

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FLOORPLAN:



Total floor area 99.2 m² (1,067 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		59	76
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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