



10, Sanderling Close



# 10, Sanderling Close

, Bude, Cornwall EX23 8GJ

Town Centre 1.8 miles - Beach 1.8 miles - Widemouth Bay 3.8 miles

A superbly presented 4 bedroom detached home, situated on the outskirts of the popular coastal town of Bude.

- 4 Double Bedrooms
- Kitchen / Dining Area
- Summer House
- Immaculately Presented
- Council Tax Band: E
- Living Area
- Double Garage
- Ample Off Road Parking
- Enclosed Rear Garden
- Freehold

Guide Price £480,000

## SITUATION

The property occupies a prominent position on the outskirts of the popular coastal town of Bude. The town offers extensive sandy beaches, superb coastal walks along the spectacular North Cornish coastline or a more sedate walk beside the historic Bude canal. The town is served by several supermarkets and offers a wide choice of restaurants, cafes, a variety of shops, and many leisure activities close at hand.

## DESCRIPTION

The property was completed in 2018 with great attention to detail throughout, finished to a high quality standard and presented in excellent decorative order. With 4 double bedrooms, stylish living and set in an enviable position overlooking a green space, viewings are highly recommended to appreciate the location. The property also benefits from the remainder of the 10 year NHBC warranty.



## ACCOMMODATION

The property has been well maintained and thoughtfully arranged by the current owners, offering light and well proportioned accommodation ideally suited to modern family living. A welcoming entrance hall provides access to the principal ground floor rooms, with a useful understairs storage cupboard. To the front of the property is the main living room with an electric fire and dual aspect UPVC windows. From the living room, double doors open to the rear of the property where the kitchen/dining room is fitted with a comprehensive range of units, integrated dishwasher, fridge / freezer, gas hob, double electric oven and offers ample space for dining and entertaining. Doors open directly onto the rear garden, creating a seamless connection between inside and out and allowing natural light to flood the space. The layout is practical and sociable, ideal for both everyday living and hosting guests. A separate office / cloak room also leads off the hallway but could offer scope as an additional bedroom. The downstairs is completed by a utility room with space for appliances, worktop space, hand wash basin and w/c.

On the first floor, there are four well proportioned bedrooms. The principal bedroom benefits from an en suite shower room, fitted with w/c, hand wash basin, shower and heated towel rail. The remaining three bedrooms are served by the family bathroom, comprising a bath with shower over, wash hand basin, w/c and heated towel rail. Overall, the accommodation offers flexibility, comfort and excellent natural light throughout.

## OUTSIDE

The property is situated within a desirable cul-de-sac setting and is approached via a driveway providing off road parking for multiple cars. The double garage has been divided into two individual sections, offering excellent flexibility for storage, workshop space or hobbies. The rear garden has been landscaped for ease of maintenance and all year round enjoyment. Predominantly laid with artificial lawn, the space is both practical and attractive. A patio seating area provides the perfect setting for outdoor dining and entertaining. A summer house is positioned within the garden, creating an ideal retreat, hobby space or additional entertaining area. The garden features raised flower beds and is fully enclosed, offering a safe and private environment for families and pets.

## SERVICES

Mains electricity, water and drainage. Mains gas central heating. Broadband availability: Ultrafast, Superfast and Standard ADSL, Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services. We understand from the current owner that there will be a contribution to a management company due when finalised but the amount at this stage is unknown.

## VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

## DIRECTIONS

What3words.com: ///widest.harmony.unusable





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



**Approximate Gross Internal Area 1316 sq ft - 122 sq m  
(Excluding Garage & Outbuilding)**  
 Ground Floor Area 658 sq ft - 61 sq m  
 First Floor Area 658 sq ft - 61 sq m  
 Garage Area 312 sq ft - 29 sq m  
 Outbuilding Area 97 sq ft - 9 sq m

For Identification only Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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