

CORNWALL ESTATES

PADSTOW



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**32 Netherton Road, Padstow,
PL28 8EG**

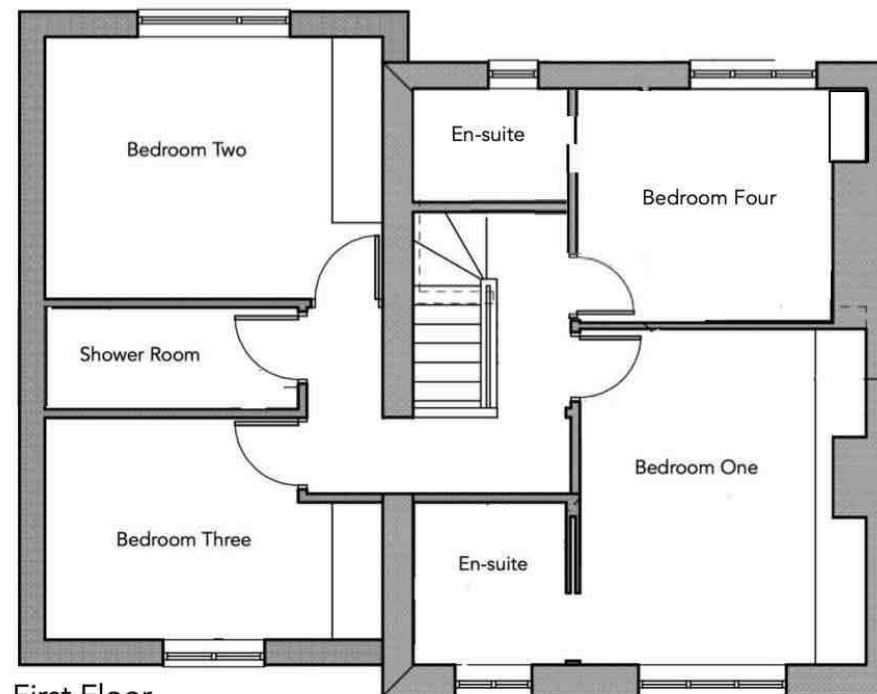
£499,950

- Beautifully presented
- Semi-detached family home
- Estuary views
- Four bedrooms
- Three bathrooms
- Enclosed gardens
- Ample parking





Ground Floor



First Floor

Floorplan provided for identification purposes only, not drawn to scale. No reliance should be placed on the accuracy of this floorplan.

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32 Netherton Road is a spacious and beautifully presented family home, which has undergone a significant scheme of extension and renovation.

The property now features a stunning open plan kitchen diner, which has been designed for sociable family gatherings and entertaining, and a large living room with room for ample seating options. Also on the ground floor are a spacious utility room and conservatory, which leads you out onto a wide, sunny garden with gorgeous estuary views.

Upstairs are four bright double bedrooms, two with modern ensembles, and two which share a superb family bathroom. Both rear bedrooms share beautiful views down to the Camel Estuary and Daymer Bay.

32 Netherton Rd has off street parking for three cars at the front of the property, and side access to the rear garden and storage shed

ENTRANCE

Part glazed front entrance door to porch; Double glazed window to the front, tiled flooring, ceiling light, coat hooks, part glazed door to;

HALL

Tiled flooring, double glazed window to the front, ceiling light, door to sitting room, door to;

CLOAKROOM

Low level WC, fitted wash hand basin, tiled flooring, recessed spotlight.

SITTING ROOM

Double glazed window to the front, radiator, recessed spotlights.

OPEN PLAN KITCHEN / DINING ROOM

Double glazed window to the front, electric radiator, ceiling light, log burner, fitted unit with shelving. Kitchen comprising of a range of base & wall units incorporating a built-in oven and grill, induction hob with extractor over, 1.5 bowl sink unit, built in fridge freezer, tiled splashbacks, double glazed window to the rear, door to conservatory, door to;

UTILITY ROOM

Double glazed window and door to the rear, space for undercounter dishwasher and washing machine, tiled splashbacks, recessed spotlights.



CONSERVATORY

Double glazed, tiled flooring, ceiling light.

From hallway stairs to first floor;

LANDING

Ceiling light, loft hatch, recessed spotlight, doors to;

BEDROOM TWO

Double glazed window the rear with sea view, built in wardrobe, radiator, ceiling light, door to;

EN-SUITE

Fully tiled, shower enclosure, fitted wash hand basin, heated towel rail, ceiling light, double glazed window to the rear.

BEDROOM ONE

Double glazed window to the front, built in wardrobe, ceiling light, door to;

EN-SUITE

Double glazed window to the front, two wall lights, heated towel rail, low level WC, fitted wash hand basin, freestanding bath with shower attachment, wooden flooring, extractor fan.

BEDROOM FOUR

Double glazed window to the front, built in wardrobe, recessed spotlights, radiator.

BATHROOM

Shower enclosure, fitted wash hand basin, low level WC, heated towel rail, fully tiled, extractor fan, recessed spotlights.

BEDROOM THREE

Double glazed window to the rear with sea views, radiator, built in wardrobe, recessed spotlights.

GARDEN

Side access, lawn and decking, gate to rear, parking for two cars, block built shed with double glazed window to the door, lean-to shed, outside tap.

FRONT

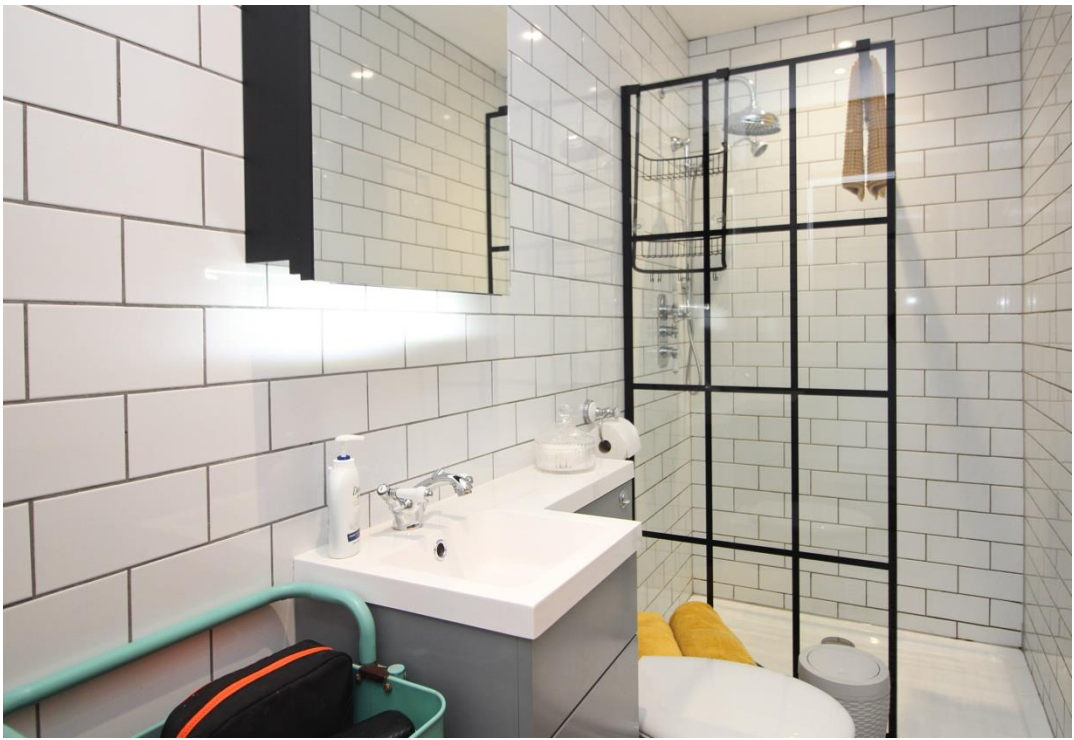
Parking for three cars, outside tap & power point.

SERVICES / NOTES

Freehold. Council tax band B. Standard Construction. Mains gas, water, electricity and drainage. Gas central heating. Ultrafast broadband available, mobile phone signal with a all major providers. EPC - C













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