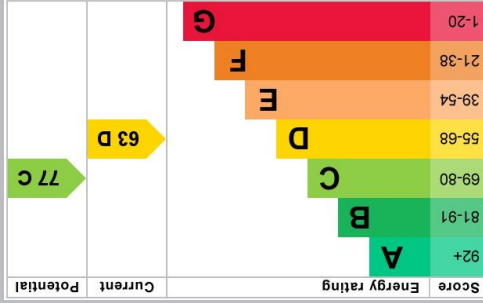


01288 355 828  
 E: bude@colwills.co.uk  
 www.colwills.co.uk  
 32 Queen Street  
 Bude, Cornwall  
 EX23 8BB



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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.



*The Property Professionals...*



# 1 Cricket Park

Marhamchurch, Bude, Cornwall, EX23 0EL

Price £395,000

- Spacious detached bungalow
- Located in the quiet sought after village of Marhamchurch
- Lounge/dining room, family room, conservatory, kitchen
- Three bedrooms and a separate shower room
- Garage, parking and private enclosed gardens. No onward chain



*The property professionals*

# 1 Cricket Park

Marhamchurch, Bude, Cornwall, EX23 0EL

Price £395,000

1 Cricket Park is a spacious detached bungalow, offered with no onward chain and ideally positioned on the edge of the highly sought-after village of Marhamchurch. The property is just a short stroll from the friendly village pub and The Weir café and bistro, well known for its excellent food throughout the day and evening. It also benefits from easy access to scenic nature trails, the canal, and the lively coastal town of Bude, celebrated for its sandy surfing beaches and striking coastal walks.

The accommodation comprises an entrance hall, cloakroom, a lounge/dining room featuring a fireplace, a family room or optional fourth bedroom, a conservatory with utility space, kitchen, three bedrooms, and a shower room.

Outside, the property offers off-road parking, a single garage, and private, enclosed rear gardens.

## ENTRANCE HALL

Entering via a UPVC obscure double glazed door with matching fixed side panel to the entrance hall, coved artex ceiling, loft hatch excess, radiator, door to storage cupboard and door to linen cupboard with slatted shelving. Doors serve the following rooms:-

## CLOAKROOM

5' 5" x 2' 10" (1.65m x 0.86m) UPVC obscure double glazed window to the side elevation, artex ceiling, wall mounted wash hand basin, push button low flush WC, wall mounted heated towel rail and tiled flooring.

## LOUNGE/DINING ROOM

19' 7" x 14' 8 max' 11' 8 min" (5.97m x 4.55m) A spacious reception room with a UPVC double glazed bay window to the front elevation overlooking the gardens and wooden framed glazed internal window. Coved artex ceiling, feature brick fireplace with wooden mantle, tiled hearth and two radiators. Door to:-

## FAMILY ROOM

17' 10" x 9' 10" (5.44m x 3m) A bright and spacious dual aspect reception room with UPVC double glazed windows to both front and rear elevations overlooking the gardens. Two radiators.

## CONSERVATORY

22' 6 max' 10' 5 min" x 8' 11 max' 6' 4 min" (6.96m x 2.59m) UPVC double glazed windows, French doors and matching door to the side elevation looking and leading out to the gardens and patio seating

areas. Fitted base units with work surface and inset stainless steel sink and drainer with mixer tap, space for tumble dryer and tiled flooring.

## KITCHEN

14' 6" x 9' 1" (4.42m x 2.77m) Wooden glazed internal window and wooden glazed door leading out to the conservatory and utility. Artex ceiling, wall mounted Worcester gas fired combi boiler, radiator and tiled flooring.

The kitchen is finished with a range of matching wall and base units with fitted work surface, inset stainless steel sink and drainer with mixer tap, space for freestanding gas cooker, space for freestanding fridge freezer and space and plumbing for washing machine.

## BEDROOM ONE

11' 1" x 10' 10 plus recess" (3.38m x 3.3m) A bright and spacious double bedroom with a UPVC double glazed window to the rear elevation offering a pleasant outlook over the rear garden. Coved artex ceiling and radiator.

## BEDROOM TWO

11' 8" x 8' 9" (3.56m x 2.67m) A double bedroom with a UPVC double glazed window to the front elevation overlooking the garden. Coved artex ceiling and radiator.

## BEDROOM THREE

9' 9" x 6' 9" (2.97m x 2.06m) A single bedroom with a UPVC double glazed window to the side elevation overlooking the garden. Coved artex ceiling and radiator.



## SHOWER ROOM

7' 8" x 5' 2" (2.34m x 1.57m) UPVC obscure double glazed window to the side elevation, artex ceiling, quadrant shower enclosure with mains fed shower, wall hung wash hand basin, bidet, low flush WC and mounted heated towel rail.

## GARAGE

19' 1" x 9' 3" (5.82m x 2.82m) Up and over door with wooden framed glazed window to the rear elevation and wooden framed obscure glazed door. Light and power connected.

## OUTSIDE

To the front of the property a path leads to the front door, with off road parking for one vehicle in front of the garage. The gardens are laid to lawn with attractive trees and shrubs. A side gate leads to the rear private 'L' shape enclosed garden with a patio seating area which can be accessed from the conservatory, area of lawn and pretty mature plants and shrubs.

## COUNCIL TAX

Band D

## SERVICES

All mains services are connected

## TENURE

Freehold

FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



## Directions

From the centre of Bude proceed out of town along The Strand and take the left at the mini roundabout. Take the right turning after the fuel station and head up through Kings Hill towards the A39. On reaching the A39 turn right and after 100 yards turn left, signposted to Marhamchurch. Follow this road for one mile and upon entering the village take the first turning right into Cricket Park and the property will be the first property on left hand side.

