KIVELLS

29 Ashbury Grove

Week St. Mary, Cornwall



29 Ashbury Grove

Week St. Mary, Holsworthy, EX22 6XS

Guide Price: £435,000

Attractive four-bedroom detached home

Situated within the popular village of Week St. Mary

Well-presented, versatile accommodation throughout

Integral garage and driveway parking

Private and well-established rear garden

Offered for sale with no onward chain

EPC Rating - C



Situation

Week St. Mary

The property occupies a pleasant position within an established residential development in the popular village of Week St Mary.

Week St Mary is a traditional Cornish village offering a range of local amenities including a community-run village shop and Post Office, public house, parish church and village hall, together with a welcoming and active local community.

The nearby coastal town of Bude offers a more comprehensive range of shopping, schooling and recreational facilities, including supermarkets, independent shops, restaurants and cafés, together with primary and secondary schooling. Recreational opportunities include the historic sea pool, canal, golf course and numerous sports clubs, whilst the town is particularly well known for its sandy beaches at Summerleaze and Crooklets.

The market town of Holsworthy is also within easy reach, offering a Waitrose supermarket, independent shops, medical facilities and schooling, together with a weekly pannier market and livestock market.

The A39 Atlantic Highway provides good access throughout North Cornwall and North Devon, whilst the A30 can be joined at Launceston, providing a convenient link towards Exeter and the M5 motorway network.





Description

Well-presented, detached residence

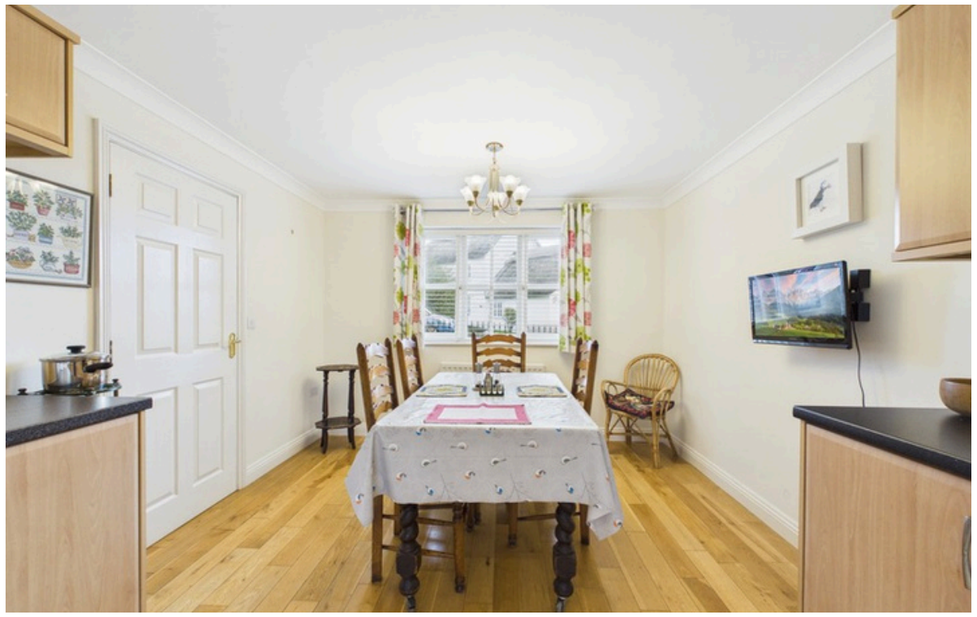
29 Ashbury Grove is an attractive and well-presented four-bedroom detached family home, situated within an established residential development in the popular village of Week St Mary.

The property offers spacious and versatile accommodation arranged across two floors, comprising a welcoming entrance hallway, generous dual-aspect living room, kitchen/dining room, utility room and ground floor WC. On the first floor are four well-proportioned bedrooms, together with a family bathroom and separate shower room.

Externally, the property benefits from an attractive frontage with a lawned garden, established planting and block-paved driveway providing off-road parking and access to the integral garage.

Situated within a popular residential cul-de-sac, the property offers an excellent opportunity for purchasers seeking a spacious family home in a village setting, whilst remaining within easy reach of the North Cornwall coastline and surrounding market towns.





Accommodation

The Room Guide

ENTRANCE HALLWAY:

Welcoming entrance hallway with stairs rising to the first floor. Doors provide access to the principal ground floor rooms, with a useful understairs storage cupboard and radiator.

LIVING ROOM:

A generous triple-aspect reception room with ample space for a range of living room furniture. A feature fireplace forms a focal point, fitted carpet and radiators.

KITCHEN / DINING ROOM:

A dual-aspect kitchen/dining room providing an excellent space for both everyday family living and entertaining. The kitchen is fitted with a range of base and eye-level units with work surfaces over incorporating a stainless steel sink and drainer unit. Fitted hob with extractor hood above, oven and space for associated kitchen appliances. Tiled splashbacks, tiled flooring and recessed ceiling spotlights. A door provides access to the adjoining utility room.

The dining area provides ample space for a dining table and additional furniture.

UTILITY ROOM:

A useful addition to the kitchen providing space for appliances and further storage. Access to the adjoining WC, rear garden and garage. Window to the side elevation, access to the loft, tiled flooring and radiator.







Accommodation

The Room Guide

WC:

Fitted with a WC and wash hand basin. Tiled flooring and radiator.

GARAGE:

An integral garage with up-and-over door to the front, with internal access via the utility room. Wall-mounted boiler with power and lighting connected.

LANDING:

Stairs rise to the first floor landing, providing access to all four bedrooms and family bathroom. Useful built-in storage cupboard, access to the loft, fitted carpet and radiator.

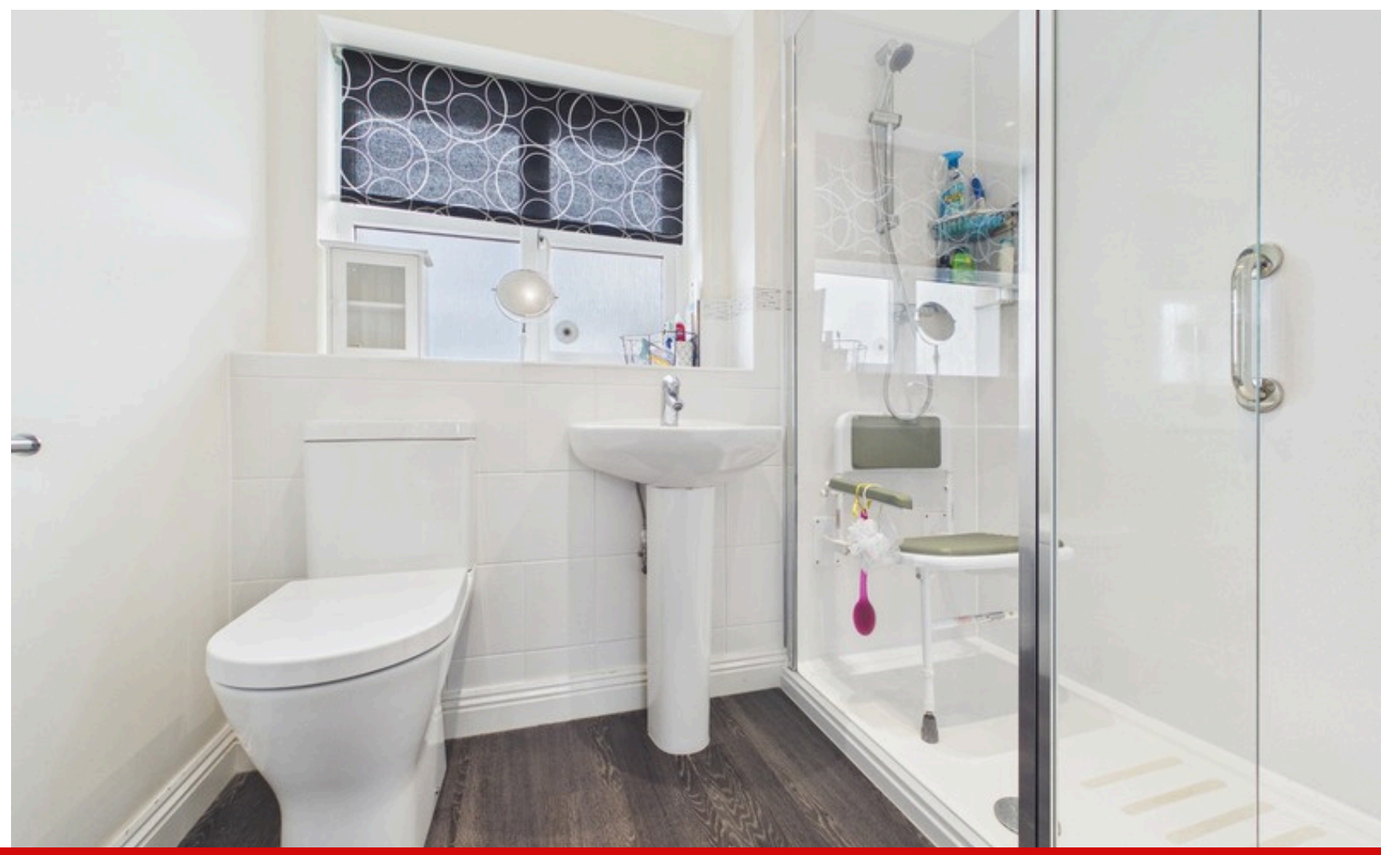
BEDROOM ONE:

A generous principal bedroom with a window to the front elevation. The room provides ample space for a king-size bed and additional bedroom furniture. Fitted wardrobes offering useful storage. Fitted carpet and radiator.

EN-SUITE SHOWER ROOM:

Fitted with a three-piece suite comprising a shower enclosure with glazed screen, WC and wash hand basin. Heated towel rail and obscured glazed window to the rear elevation.





Accommodation

The Room Guide

BEDROOM TWO:

A further well-proportioned double bedroom with window to the front elevation. Ample space for a double bed and additional bedroom furniture, with fitted carpet and radiator.

BEDROOM THREE:

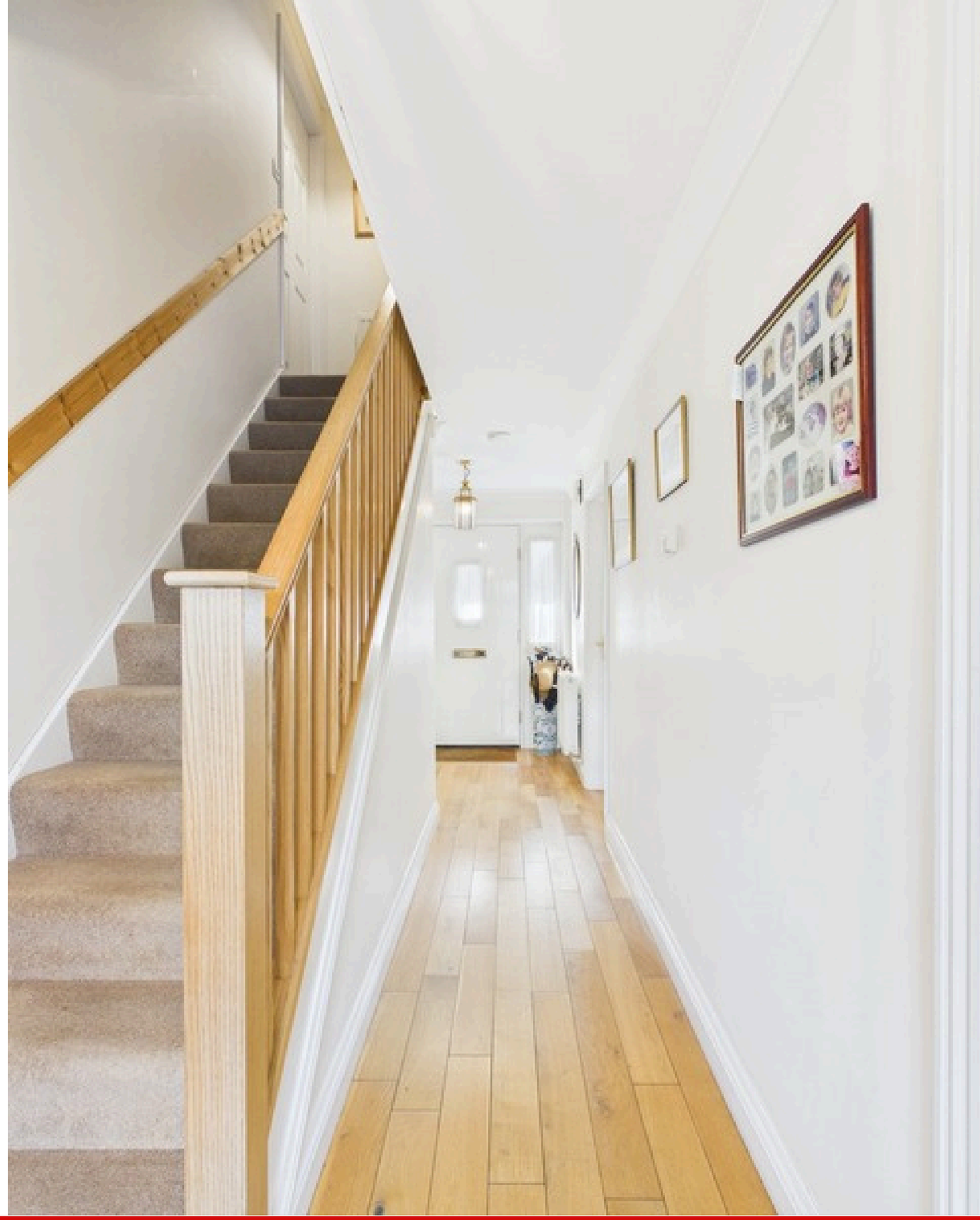
A comfortable double bedroom with window to the rear elevation. Fitted carpet and radiator, with space for a range of bedroom furniture.

BEDROOM FOUR:

A versatile fourth bedroom with window to the rear elevation. Fitted carpet and radiator.

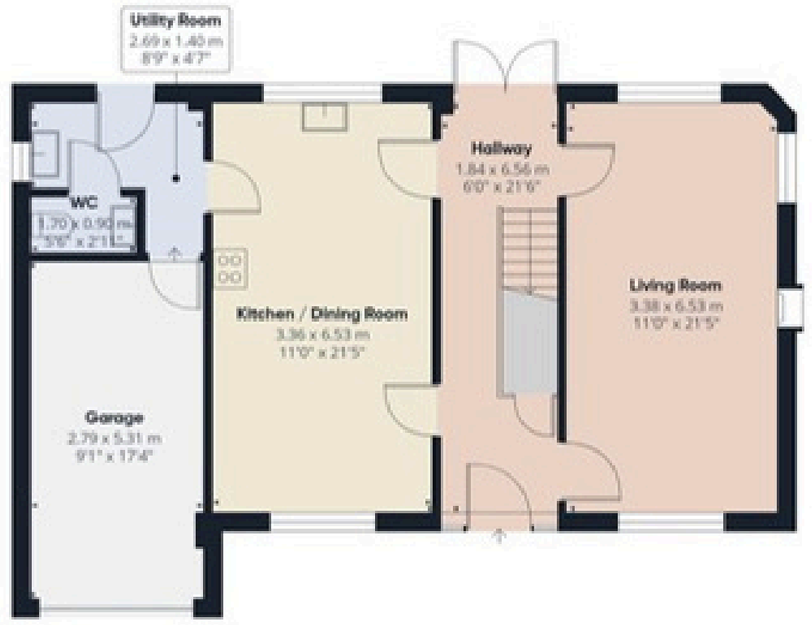
FAMILY BATHROOM:

Fitted with a three-piece suite comprising a panelled bath with shower over and glazed screen, WC and wash hand basin. Partly tiled walls, radiator and obscured glazed window to the rear elevation.



Floor Plan

See The Layout



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Approximate total area(1)

134.6 m²

1450 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Outside

External Spaces

To the front of the property is an attractive lawned garden with established planting, bordered by decorative iron railings. A block-paved driveway provides off-road parking and access to the integral garage.

The enclosed rear garden is predominantly laid to lawn, bordered by a variety of established hedgerows, shrubs, and trees, providing a good degree of privacy.

Immediately adjoining the property is a paved patio area, accessed via French doors from the hallway, providing an ideal space for outdoor dining and entertaining.

A pathway extends alongside the property, with further areas of lawn and established planting creating an attractive and manageable outside space.





Additional Information

Useful Property Information

SERVICES:

Mains | Water | Electric | Gas

VIEWINGS:

Strictly by appointment only. Please call 01288 359 999 or email bude@kivells.com to book your viewing.

Virtual Tour available on request.

DIRECTIONS:

What3words: ///saloons.calculating.claw

EE RATING: TBC

COUNCIL TAX BAND: D

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