



6 Shorelark Way

Bude, Cornwall, EX23 8DZ

KIVELLS

6 Shorelark Way

Bude, Cornwall, EX23 8DZ

£425,000 Guide Price

Well-presented, four bedroom detached house

Spacious accommodation throughout including an open plan kitchen / living area

Established west facing garden and patio, ideal for entertaining

Large garage and off-street parking

Conveniently located within walking distance of the beach, local schools and the town centre

EPC Rating: TBC





Description

A beautifully presented four-bedroom detached home, ideally positioned within easy walking distance of Bude's stunning beaches, local schools and the town centre.

Offering spacious and versatile accommodation throughout, the property centres around a superb open-plan kitchen/dining room with an adjoining living room, creating an excellent space for modern family living and entertaining. The ground floor also benefits from a useful study, together with a utility room and separate W/C. Upstairs are four generous double bedrooms, including a principal bedroom with en-suite shower room, complemented by a contemporary family bathroom.

Outside, the property enjoys an established west-facing rear garden with a patio adjoining the house, providing the perfect setting for outdoor dining and making the most of the afternoon and evening sun. To the front, a private driveway provides off-road parking and leads to a large garage, offering excellent storage, workshop potential or additional parking.

Combining generous living space with a highly sought-after location, this superb property presents an excellent opportunity to acquire a quality family home within easy reach of Bude's beaches, schools and excellent range of local amenities.

Situation

Shorelark Way sits within a highly sought-after development conveniently positioned close to Bude's town centre, beaches, and schools. Bude itself offers an excellent range of amenities, including a vibrant shopping centre, a wide choice of restaurants, and superb sporting facilities such as an 18-hole golf course, a leisure pool and all-weather, floodlit tennis courts.

The town provides both primary and secondary education and is renowned for its two popular sandy beaches. There is easy access to the A39 coastal road, offering excellent connections north towards the larger towns of Bideford and Barnstaple and south deeper into Cornwall.

Just three miles away lies the ever-popular coastal resort of Widemouth Bay, celebrated for its expansive sandy beaches, exhilarating surf and breathtaking coastal walks.

Accommodation

ENTRANCE HALLWAY

Entrance via a part-glazed composite door. Access to understairs storage cupboard. Tiled flooring and radiator.

LIVING ROOM

Dual-aspect room with a bay window to the front and window to the side elevation. Space for a range of living room furniture. Fitted carpet and radiator. Doors leading through to:

KITCHEN / DINING ROOM

Bright open-plan kitchen/dining space with windows and French doors to the rear elevation providing access to the garden. Fitted with a range of base and eye-level units with work surfaces over, incorporating a stainless steel 1.5 bowl sink with mixer tap and drainer. Gas hob with extractor fan above and NEFF eye-level ovens. Integrated dishwasher and fridge/freezer. Space for a dining table and a range of furniture. Tiled flooring and radiators.

UTILITY ROOM / W/C

Fitted with a larger-style and base units with work surface over, incorporating an integrated washing machine. W/C and hand wash basin with separate taps. Tiled flooring and radiator.

STUDY

Window to the front elevation. Useful space with room for a range of furniture. Fitted carpet and radiator.

Stairs rise to:

FIRST FLOOR LANDING

Access to airing cupboard and loft hatch. Fitted carpet.

BEDROOM ONE

Bay window to the front elevation. Space for a king-size bed and a range of freestanding bedroom furniture. Built-in wardrobe. Fitted carpet and radiator.

EN-SUITE SHOWER ROOM

Three-piece suite comprising shower with glass screen, W/C and hand wash basin. Tiled flooring and heated towel rail.

BEDROOM TWO

Window to the rear elevation. Space for a double bed and a range of furniture. Fitted carpet and radiator.

BEDROOM FOUR

Window to the rear elevation. Space for a range of bedroom furniture. Fitted carpet and radiator.

BATHROOM

Obscure window to the side elevation. Three-piece suite comprising bath with shower over and glass screen, W/C and hand wash basin. Tiled flooring and heated towel rail.

BEDROOM THREE

Window to the front elevation. Double bedroom with space for a double bed and a range of bedroom furniture. Fitted carpet and radiator.



Outside

To the front of the property is a tarmac driveway providing off-road parking for one vehicle and access to the garage. A side gate leads through to the enclosed rear garden. Adjoining the property is a paved patio, ideal for outdoor entertaining. The established rear garden enjoys a desirable west-facing aspect and is predominantly laid to lawn, enclosed by timber fencing on all boundaries.

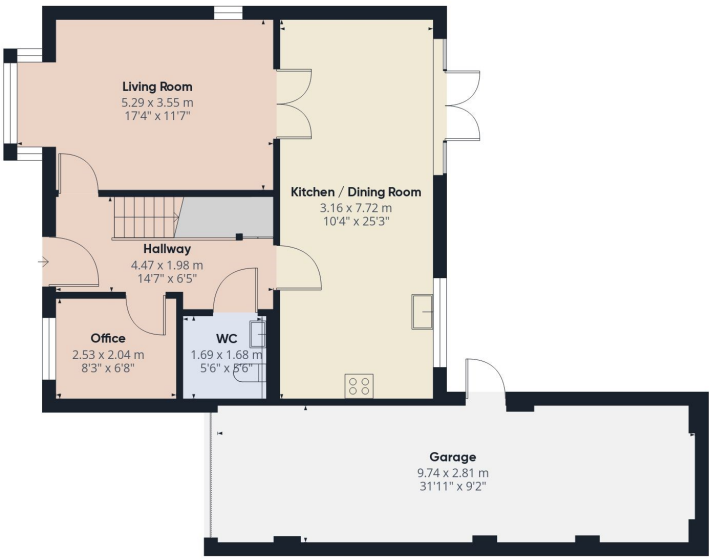
GARAGE

Large garage with an up-and-over door to the front elevation and pedestrian access door to the rear. Power and lighting are connected, making it ideal for use as a workshop, additional storage or secure parking.

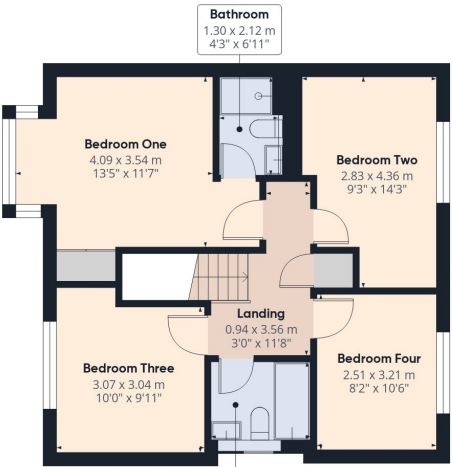


Floor Plan

Floor plan for identification purposes only, not to scale



Floor 0



Floor 1



Approximate total area⁽¹⁾
144.8 m²
1559 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



Services

Mains gas, water, electricity and drainage.



EE Rating - TBC



Council Tax Band - E



Directions

What3Words - [///acrobat.iron.rescue](https://www.what3words.com/acrobat/iron/rescue)



Virtual Tour

Available upon request.

Viewings strictly by appointment only

Please ring **01288 359999** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

Disclaimer

Kivells, their clients, and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, boundaries, measurements, or distances are approximate. The text, photographs, CGI's, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation, or other consents, and Kivells have not tested any services, equipment, or facilities. The property is sold subject to all matters in the Property and Charges Register, including rights of way, wayleaves, and easements. Purchasers are deemed to know all boundaries; neither the vendor nor agents will define them. Boundary disputes will be decided by the vendor's agent. Nothing in these particulars constitutes financial advice. Seek your own financial advice. Using Mortgage Genies SW Ltd. services will result in a referral fee of £250 + VAT to Kivells. Kivells retains copyright to all sales particulars, photographs, floor plans, sketches, and advertisements.



Kivells Estate Agents, 8 Belle Vue, Bude, Cornwall, EX23 8JL

📞 01288 359999

✉ bude@kivells.com

🌐 kivells.com

Find us on [f](#) [x](#) [i](#) [v](#) [i](#)