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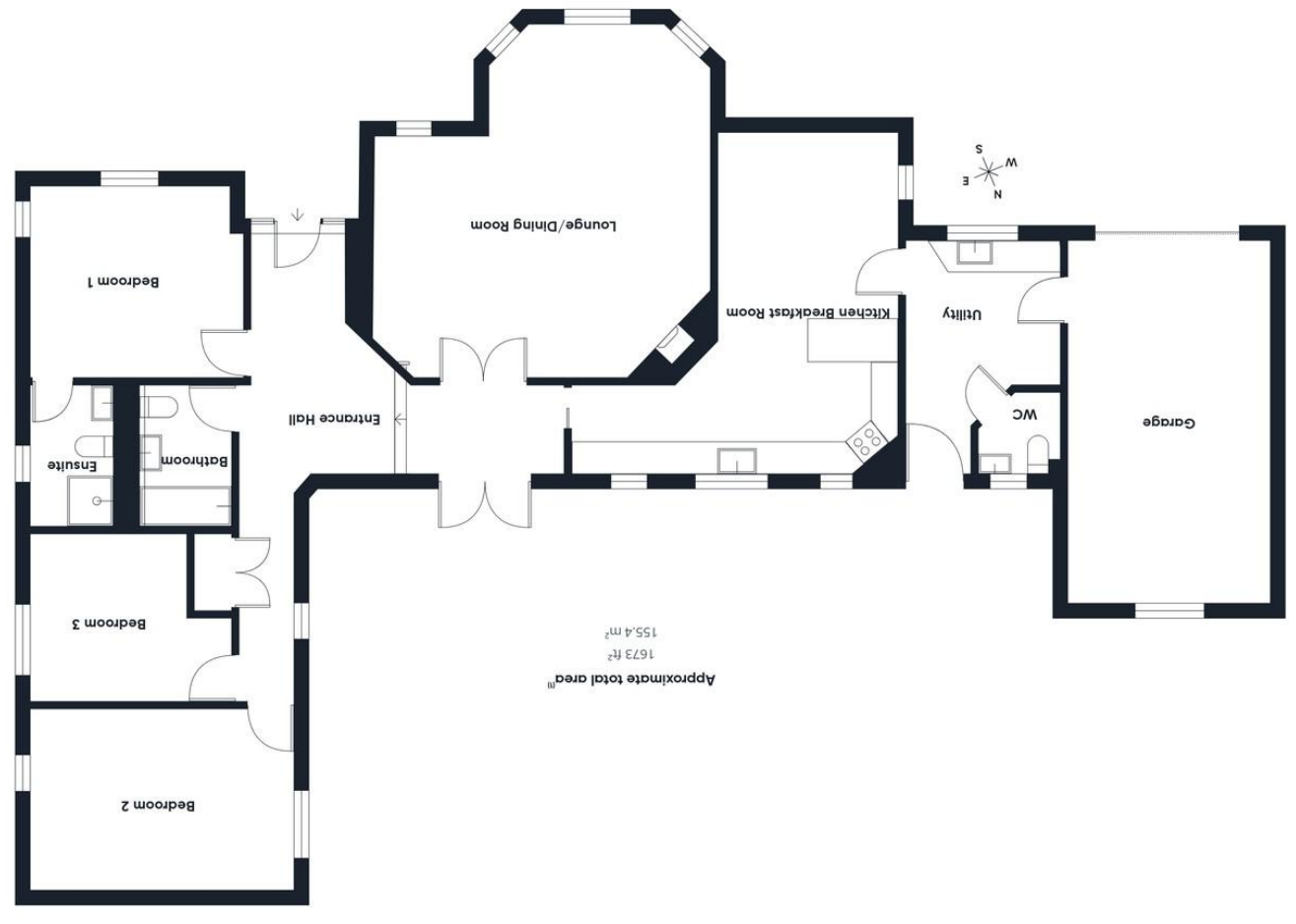


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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.

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4 The Mallows, Marine Drive

Widemouth Bay, Bude, Cornwall, EX23 0AG

Price £585,000

- Spacious detached split-level bungalow
- Highly desirable front row setting at Widemouth Bay
- Lounge dining room with an open fireplace, kitchen breakfast room, utility
- Three generous double bedrooms, ensuite to principal, separate bathroom
- Private enclosed gardens, off road parking and a single garage



The property professionals

4 The Mallows, Marine Drive

Widemouth Bay, Bude, Cornwall, EX23 0AG

Price £585,000

4 The Mallows is offered with no onward chain, beautifully positioned detached split-level bungalow, tucked away in a peaceful cul-de-sac and enjoying a highly desirable front-row setting just moments from the breathtaking North Cornwall Coastal Path and the golden sands of Widemouth Bay.

Deceptively spacious throughout, the property welcomes you into a generous split level reception hall, where French doors open onto the private enclosed gardens. The bright and comfortable lounge dining room features an open fireplace, kitchen breakfast room benefits from a Stanley oil-fired range. A utility room and separate WC add further practicality. Three generous double bedrooms, with an en-suite shower room to the principal bedroom and a separate family bathroom.

Outside, the property offers extensive off-road parking, an attached single garage, and private enclosed rear gardens offering a peaceful space for relaxation and entertaining. Directly opposite the property, a dedicated vegetable patch provides an excellent opportunity for keen gardeners to grow their own produce.

ENTRANCE HALL

Entering via a UPVC obscure double glazed door with matching fixed side panels to the spacious split level reception hall. Coved artex ceiling, loft hatch access, UPVC double glazed French doors lead out to the extensive patio seating area and private enclosed gardens and further UPVC double glazed window. Airing cupboard housing, the factory lagged hot water cylinder with immersion heater and slatted shelving. Radiator. Doors serve the following rooms:-

LOUNGE/DINING ROOM

20' 5" x 19' 6" (6.22m x 5.94m) A bright and spacious dual aspect reception room with UPVC double glazed windows to the front elevation with the side window offering sea views. Coved artex ceiling, open fireplace with a stone surround, slate hearth and matching mantle and two radiators.

KITCHEN/BREAKFAST ROOM

20' 2" x 19' 1 max' 10' 7 min" (6.15m x 6.05m) A bright and spacious triple aspect kitchen breakfast room with UPVC glazed windows to the front, side and rear elevations overlooking the gardens, side window offers views down to the sea. Coved artex ceiling, fitted with a range of wall and base units with work surface, inset sink and drainer with mixer tap, inset electric hob, oil fired Stanley cooker and integrated fridge. Tiled flooring and radiator.

UTILITY ROOM

13' 8" x 9' 00" (4.17m x 2.74m) UPVC double glazed window to the front elevation and UPVC obscure double glazed door to the rear. Coved artex ceiling, fitted base unit with work surface, inset stainless steel sink and drainer, space and plumbing for washing machine, space and plumbing for dishwasher and tiled flooring. Door to the attached garage. Door to:-

CLOAKROOM

4' 10" x 4' 10" (1.47m x 1.47m) UPVC obscure double glazed window to the rear elevation, pedestal wash hand basin, WC, radiator and tiled flooring.

BEDROOM ONE

12' 8" x 11' 6" (3.86m x 3.51m) A bright and spacious dual aspect principal double bedroom with UPVC double glazed windows to the side and rear elevations. Coved artex ceiling, fitted double wardrobe and radiator. Door to:-

ENSUITE

7' 11" x 5' 3" (2.41m x 1.6m) Coved artex ceiling, UPVC obscure double glazed window to the rear elevation, quadrant shower enclosure with electric shower, pedestal wash hand basin, WC, tiled walls and a heated towel rail.

BEDROOM TWO

15' 9" x 10' 8" (4.8m x 3.25m) A bright and spacious dual aspect double bedroom with UPVC double glazed windows to the front and rear elevations. Coved artex ceiling and radiator.

BEDROOM THREE

12' 1 max' 9' 5 min" x 9' 9 max' 5' 3 min" (3.89m x 2.87m) A bright and spacious double bedroom with a UPVC double glazed window to the rear elevation. Coved artex ceiling, loft hatch access and radiator.



BATHROOM

7' 11" x 5' 8" (2.41m x 1.73m) Coved artex ceiling, panel enclosed bath with electric shower, pedestal wash hand basin, WC, tiled walls and a heated towel rail.

GARAGE

21' 3" x 11' 10" (6.48m x 3.61m) Electrically operated up and over door with a UPVC double glazed window to the rear elevation. Light and power connected, cold water tap and solar panel controls.

OUTSIDE

To the front of the property there is a gravel drive with off road parking for four vehicles and path leading to the front door, with a patio seating area and lawn to one side. Side gate and path either side lead to the private and enclosed gardens which are laid to lawn with an attractive stone wall and hedge, brick edged gravel path, and an extensive patio seating area. Outside cold water tap. Located opposite is a dedicated vegetable patch.

COUNCIL TAX

Band E

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

TENURE

Freehold



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Award winning



Directions

From the centre of town proceed out of Bude along The Strand turning right at the mini roundabout towards Widemouth. Continue along the coastal road until reaching Widemouth Bay, passing the main beach car park and the turning into Leverlake Road. Descend the hill and at the end of the large stone wall on the left-hand side turn left into the private drive, where the property will be the first property on the left hand side.

