CORNWALL ESTATES

PADSTOW

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1 Luson Close, Padstow, PL28 8GB

£795,000

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- TWO EN-SUITE
- IMMACULATELY PRESENTED
- STYLISH, LIGHT AND BRIGHT
- EXTENDED TO CREATE FURTHER RECEPTION ROOM
- AMPLE PARKING

The Property Ombudsman

Approximate Floor Area 145 square metres
Floorplan provided for identification purposes only. Not drawn to scale.

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It’s hard to believe that you are so close to the harbour and all the amenities of Padstow, as Luson Close feels so quiet and calm after the life and bustle of the town. Tucked away in a peaceful cul-de-sac, this superb home has a wide, impressive frontage that welcomes you into a relaxed and stylish interior.

The light filled hallway has a roomy cloaks cupboard and convenient access to the utility room and w.c. offering a spacious area for laundry and storage. Continue though into a remarkable open-plan kitchen, dining and living space, which has been sensitively reconfigured to create a perfectly balanced room. The spacious kitchen features a superb island unit, the perfect focal point for both cooking and entertaining, and the contemporary shaker-style units are framed with a pretty tiled splashback and recessed lighting, which adds to the elegance of the space. As well as providing ample storage, the kitchen features tall larder units that house a built-in double oven and microwave, dishwasher, boiling water tap as well as a large, integrated fridge.

The dining area enjoys a subtle light that comes from slanted roof lights and provides plenty of room for gatherings large or small. The radiators in this space have been upgraded to a modern design, which fits perfectly with the contemporary and polished design of the home. Bifold doors frame views of the gorgeous garden beyond and bring light and natural colours into the room. This is a truly sociable space which strikes a wonderful balance between practicality and style, whilst maintaining a calm and relaxed feel. The reception rooms and garden are south facing enjoying all day sunshine. A second sitting room at the rear of the home offers a cosy spot to relax with a book or film. Continuing the tranquil feel of the main living space, it also features doors opening onto the rear garden and has ample room for two sofas or multiple seating options. The garage workshop can be reached from here, as a hallway has been created that allows internal access.

Upstairs, the serene colour palette continues throughout the bedrooms and bathrooms. The master suite is bright and spacious, with large windows and a door which leads onto a sunrise-facing balcony, the perfect place for morning coffee. A dressing area leads you through to the ensuite bathroom, which features double sinks and a modern tiled shower. A spacious twin bedroom sits to the rear of the house and enjoys a large Juliette balcony overlooking the garden, and a third double bedroom sits to the front of the house and features an ensuite shower room. Each of these rooms feature built-in wardrobes, the fourth bedroom is a small double and is currently used as an office.

To the rear of the home is a beautifully maintained rear garden, which can be accessed from the front of the home via a lockable high gate. This space is an oasis of calm, with a large patio area that stretches the length of the house giving way to a manicured lawn and lush green planting. This sheltered area is the perfect place for outdoor dining or entertaining on a summers evening. A wonderful garden room sits to the east corner, fully insulated for year-round use and fitted with lighting and power. This bonus room is currently used as art studio but offers a perfect space for a garden office or summer house. Multiple bespoke storage areas have been created for garden and outdoor equipment, ensuring every requirement has been considered.

MATERIAL INFORMATION. Freehold. Council tax band E. Holiday letting is not permitted. Residential letting permitted. Service charge payable please check with agent. Standard block cavity wall construction, mains gas central heating. Mains electricity, drainage, water. Double glazing throughout. EPC B. Fully boarded loft with shelving. Parking on the driveway for three vehicles.

POEM
EVERY
NIGHT
YEAR

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