3 Hawkers Court

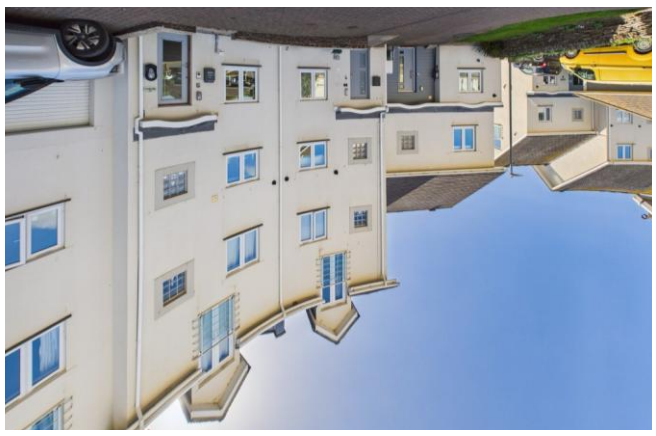
Bude, Cornwall, EX23 8SX

- Stylish and contemporary four-storey mid-terrace townhouse
- Only 300 yards from Crooklets beach and a short walk to the town centre
- Open plan kitchen/living/dining room, family room
- Four double bedrooms, ensuite to principal bedroom, two bath/shower rooms
- Allocated car port parking, enclosed South facing garden and balcony with stunning coastal views

£525,000







COLWILLS
the property professionals



Approximate total area(1)

1573 ft²

146.3 m²

Balconies and terraces

42 ft²

3.9 m²



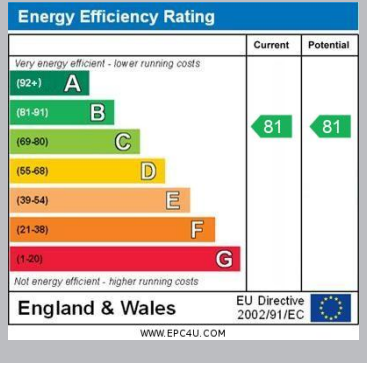




COLWILLS
the property professionals

THE PROPERTY MISDESCRIPTIONS ACT 1991: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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



BRITISH PROPERTY AWARDS MULTIPLE ★★★★★ GOLD WINNER ESTATE AGENT IN BUDE

32 Queen Street
Bude, Cornwall
EX23 8BB

01288 355828
E: bude@colwills.co.uk
www.colwills.co.uk

The Property Ombudsman

3 Hawkers Court

Bude, Cornwall, EX23 8SX

£525,000

3 Hawkers Court is a stylish and contemporary four-storey mid-terrace townhouse, situated within the highly sought-after Hawkers Court development in Flexbury. Occupying an enviable position just 300 yards from Crooklets Beach and within easy walking distance of Bude town centre, local schools and a wide range of amenities, the property offers an exceptional coastal lifestyle. Its highly convenient location makes it an ideal permanent residence, second home or lock-up-and-leave holiday retreat.

The versatile accommodation offers an entrance hall, family room, utility room and shower room on the ground floor. The first floor is the heart of the home, featuring a spacious open-plan kitchen, living and dining room with patio doors opening onto the enclosed rear garden.

On the second floor there are two generous double bedrooms and a family bathroom, whilst the top floor provides an impressive principal bedroom with en-suite shower room and access to a private balcony enjoying stunning coastal views. A fourth double bedroom completes the accommodation.

Externally, the property benefits from an allocated car port providing parking for one vehicle and an attractive south-facing enclosed rear garden, perfect for outdoor dining and relaxation.

ENTRANCE HALL Entering via an obscure double glazed door to the entrance hall with staircase ascending to the first floor and Karndean flooring with underfloor heating. Doors serve the following rooms:-

FAMILY ROOM 24' 3" x 13'10 max' 8'2 min" (7.39m x 4.17m) A spacious reception room with a UPVC double glazed window to the front elevation, inset lighting and Karndean flooring with underfloor heating.

UTILITY ROOM 7' 7" x 5' 6" (2.31m x 1.68m) Fitted worksurface with space and plumbing for washing machine, extractor fan and Kaendean flooring with underfloor heating. Door to:-

SHOWER ROOM 8' 9" x 4' 10" (2.67m x 1.47m) Shower enclosure with mains fed shower, pedestal wash hand basin, push button low flush WC and underfloor heating.

FIRST FLOOR Feature glass brick window to the front elevation, inset lighting, staircase ascending to the second floor and Karndean flooring with underfloor heating. Doors serve the following rooms:-

OPEN PLAN KITCHEN LIVING DINING ROOM 24'00 max' 7'10 min" x 22'11 max' 8'3 min" (7.49m x 6.91m) A bright and spacious multizone room with a UPVC double glazed window to the front elevation overlooking the Hawkers Court development and UPVC double glazed window and patio door to the rear elevation overlooking and leading out to the gardens. Inset lighting, feature glass block wall and Karndean flooring with underfloor heating.





The kitchen is finished with a range of matching white high gloss wall and base units with contrasting worksurface with matching splashback, inset stainless steel sink and drainer with mixer tap. Inset four ring gas hob with pull out extractor, integrated electric oven, integrated fridge freezer and integrated dishwasher.

SECOND FLOOR Feature glass brick window to the front elevation, inset lighting, staircase ascending to the third floor, airing cupboard housing the pressurised hot water cylinder and Karndean flooring with underfloor heating. Doors serve the following rooms:-

BEDROOM TWO 15' 2" x 11' 00" (4.62m x 3.35m) A bright and spacious double bedroom with a UPVC double glazed sliding door opening out to a Juliet balcony overlooking the gardens, Bude golf course and coastline. Built in double wardrobe and underfloor heating.

BEDROOM THREE 10' 00" x 9' 1" (3.05m x 2.77m) A double bedroom with a UPVC double glazed window to the front elevation overlooking the Hawkers Court development, Maer lake and countryside. Built in double wardrobe and underfloor heating.

BATHROOM 8' 3" x 7' 2" (2.51m x 2.18m) Feature glass brick window to the rear elevation, 'P' shaped shower bath with curved glass shower screen, mains fed shower, pedestal wash hand, push button low flush WC chrome wall mounted heated towel rail and underfloor heating.

THIRD FLOOR Inset lighting and doors serve the following rooms:-

BEDROOM ONE 13' 6" x 11' 4" (4.11m x 3.45m) A bright and spacious principal double bedroom with a UPVC double glazed sliding door opening out to a small balcony overlooking the gardens, Bude golf course and stunning coastline. Underfloor heating and door to:-

ENSUITE 8' 6 max" x 6' 4" (2.59m x 1.93m) Shower enclosure with mains fed shower, pedestal wash hand basin, push button low flush WC, chrome wall mounted heated towel and underfloor heating.

BEDROOM FOUR 11'10 max' 10'3 min" x 8' 11" (3.61m x 2.72m) A double bedroom with UPVC double glazed french doors to the front elevation with Juliet style balcony overlooking the Hawkers Court development, Maer Lake and countryside. Built in cupboard and underfloor heating.

OUTSIDE To the rear of the property the enclosed South facing garden is laid to lawn with a patio seating area accessed from the first floor kitchen/living/dining area.

CARPORT Allocated car port for one vehicle

COUNCIL TAX Band E

SERVICES All mains services are connected

TENURE The house is freehold, but the car port is leasehold. Annual service charge of £TBC

Directions

From the centre of Town proceed up Belle Vue and then descend down the hill past Sainsburys and follow this road down and around, take the left into Maer Down Road where the Hawkers Court Development will be located directly in front of you and the property will be located a short distance along on the left hand side.







COLWILLS

the property professionals