COLWILLS

the property professionals

PLOT 9, 23 UPTON GREEN

Bude, Cornwall, EX23 0FU

£545,000

- Upton Green, an exclusive collection of 25 new homes
- Located just 500 meters from the breathtaking North Cornwall coastline
- Living room, study, open plan kitchen dining family room
- Four double bedrooms with ensuite to the principal bedroom and separate bathroom
- Single garage, off road parking and enclosed gardens

Plot 9 Upton Green is Legacy Properties most popular house type with only two plots remaining. This stunning new home is located on their exclusive development that can be found on the edge of town in this thriving coastal community here in Bude, North Cornwall.

The development is a blend of classic and contemporary design finished in natural materials that reflect this beautiful coastal setting. Designed for modern living, each home combines energy efficiency with air-source heat pumps and solar panels, ensuring a more sustainable way of life. Inside, luxury kitchens and bathrooms create a refined and stylish space to call home.

PLOT 9 comprises; covered storm porch, entrance hall, separate WC, home study, sitting room, large kitchen dining family room, utility room, four generous bedrooms with en-suite to the principal bedroom and a family bathroom. Outside there is an extremely generous rear garden laid mostly to lawn along with patio that enjoys far reaching views.

DIRECTIONS
From the centre of Bude proceed out of town along The Strand, turning right at the mini roundabout heading out towards Widemouth Bay. Pass the Falcon and continue up Lynstone Road and take the second left turning into Lynstone Meadows and then take the first left turning into Strafford Close and Upton Green will be located on the right hand side.

ENTRANCE HALL 13' 3" x 6' 7" (4.04m x 2.01m) Entering via a double glazed composite door with large metal 'T' bar handle with matching fixed side panel to the entrance hall. Staircase ascending to the first floor with under stairs storage cupboard which houses the pressurised hot water cylinder and under the floor heating manifolds. Karndean flooring with under floor heating. Oak doors serve the following rooms:-

CLOAKROOM 6' 7" x 4' 7" (2.01m x 1.4m) Inset lighting, wall hung wash hand basin, toilet bowl with soft close toilet seat and concealed cistern. Karndean flooring with underfloor heating.

LIVING ROOM 14' 5" x 11' 8" (4.39m x 3.56m) A bright and spacious dual aspect reception room with UPVC double glazed windows to front and side elevations. Karndean flooring with underfloor heating.

STUDY 10' 9" x 6' 00" (3.28m x 1.83m) UPVC double glazed window to the front elevation overlooking the garden. Karndean flooring with underfloor heating.

KITCHEN/BREAKFAST ROOM/FAMILY ROOM 30' 1" x 12'2 max' 10'11 min" (9.17m x 3.91m) A bright and spacious multi zone room with UPVC double glazed window and twin UPVC double glazed French doors to the rear elevation leading out onto the patio and gardens and offering views towards Bude town and the countryside. Inset lighting, feature pendant lighting, integrated speakers and Karndean flooring with underfloor heating.

The kitchen is finished with a range of matching wall and base units with attractive stone worksurface with incut drainer, matching upstand and under mounted sink with mixer tap. Twin Miele electric ovens, inset Miele hob, integrated fridge/freezer, dishwasher and wine cooler.

UTILITY ROOM 6' 6" x 5' 10" (1.98m x 1.78m) Double glazed composite door to the side elevation, inset lighting, wall mounted consumer unit, wall mounted Solis solar panel inverter. Fitted base unit with attractive stone worksurface with matching up stand and under mounted sink, space for washing machine and tumble dryer.

FIRST FLOOR Inset lighting, radiator, linen cupboard and loft hatch access. Oak doors serve the following rooms:-

BEDROOM ONE 18' 5" x 9' 1" (5.61m x 2.77m) A bright and spacious principal double bedroom with UPVC double glazed window to the rear elevation and matching French doors with Juliet style balcony overlooking the communal green and over towards Bude town. Radiator. Door to:-

ENSUITE 7' 7" x 5' 3" (2.31m x 1.6m) UPVC opaque double glazed window to the side elevation, inset lighting, large shower with fixed glass screen and mains fed soak head shower with separate hand attachment, wall hung wash hand basin, toilet bowl with soft close toilet seat and concealed cistern, chrome wall mounted heated towel rail attractive wall and floor tiling.

BEDROOM TWO 12' 10" x 11' 4" (3.91m x 3.45m) A bright and spacious double bedroom with UPVC double glazed window to the rear elevation overlooking the communal green and over towards Bude town. Radiator.

BEDROOM THREE 12' 8" x 11' 11" (3.86m x 3.63m) A bright and spacious double bedroom with UPVC double glazed window to the front elevation. Radiator.

BEDROOM FOUR 10' 11" x 10' 00" (3.33m x 3.05m) A bright and spacious double bedroom with UPVC double glazed window to the front elevation. Radiator.

BATHROOM 7' 7" x 5' 10" (2.31m x 1.78m) UPVC opaque double glazed window to the front elevation, inset lighting, panel enclosed bath with mains fed shower, glass shower screen, wall hung wash hand basin, toilet bowl with soft close toilet seat and concealed cistern, chrome wall mounted heated towel rail attractive wall and floor tiling.

GARAGE 19' 9" x 10' 11" (6.02m x 3.33m) Up and over door with double glazed composite door to the side elevation. Light and power connected.

OUTSIDE Outside attractive paved patio seating area enjoying views over the garden and towards Bude town. Terrace garden which is laid to lawn with attractive stone walling.

COUNCIL TAX Band E

SERVICES Mains electricity, water and drainage. Air source heat pump for central heating. Solar panels.

TENURE Freehold. Estate service charge £450.00 per annum

WELCOME TO UPTON GREEN Upton Green is Legacy Properties stunning new development of 25 luxury family homes in a community of contemporary design, thoughtfully finished in natural colours and materials that reflect this beautiful coastal setting.

Located just 500 meters from the breathtaking North Cornwall coastline, residents can enjoy easy access to Summerleaze Beach, Widemouth Bay, and the famous Bude Sea Pool-perfect for sea swimming, surfing, and coastal walks. With Bude's shops, restaurants, and amenities close by, plus excellent connectivity to explore the area, Upton Green offers the perfect blend of town, country, and coast.

Thoughtfully designed for modern living, each home combines high energy efficiency with air-source heat pumps and solar panels, ensuring a more sustainable way of life. Inside, luxury kitchens and bathrooms create a refined and stylish space to call home.

FINISHING TOUCHES Kitchen & Utility
• British-built contemporary kitchen
• Choice of luxury stone worktops & splashbacks *
• Blanco stainless steel sink with chrome tap
• Integrated fridge/freezer and dishwasher
• Integrated extractor fan
• Range of Miele appliances to include:
Built in multi-function oven
Four zone induction hob
• Wine cooler
• Separate utility room

Bathrooms & Ensuites
• A choice of quality tiles in bathrooms and en-suites *
• Quality contemporary Amera sanitaryware
• Chrome Amera mixer taps, large rainwater shower head and hand shower
• Large fitted mirror
• Heated chrome towel rail
• Low-level automatic courtesy lighting

Interior Finishes
• Oak internal doors with brushed chrome fixtures and fittings
• Oversized skirting detail
• Walls decorated in contemporary 'Ash White'
• A choice of Karndean flooring in the hallway, downstairs cloakroom and kitchen/dining areas*
• Luxury carpets in all other rooms and stairs & landing*

Heating & Electrical System
• Highly efficient 'air source heat pump' with stored water cylinder
• Underfloor Heating to ground floor
• Thermostatically controlled radiators in all other rooms
• Bluetooth wireless ceiling speakers in kitchen
• LED downlights in the hallway, kitchen, bathrooms and utility
• Pendant lighting in all other rooms
• BT points in the under-stair cupboard/utility and lounge
• Pre-wired for fibre broadband

External Finishes
• Stylish Anthracite grey front door with brushed stainless fixtures and fittings
• Anthracite grey PVCu high-performance double-glazed windows
• French doors leading to the patio and garden
• Paved patio to the garden with turfed private lawn areas
• Lighting to the front and rear of homes
• 7kw EV charging unit
• External cold tap
• Landscaped front garden

Construction & Peace Of Mind
• Traditional masonry construction
• Contemporary slate roof tiles to all homes
• Painted exterior render
• Quality Anthracite grey gutters and downpipes
• De Lank Cornish stone cladding (selected homes)
• Vertical slate cladding (selected homes)
• 10-year Premier Warranty
• 2-year Legacy Warranty

Approximate total area[1]

1662 ft²

154.4 m²

COLWILLS

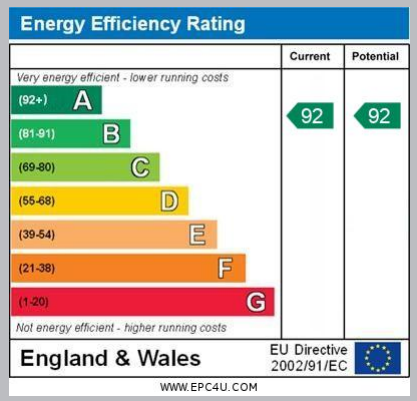
the property professionals

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