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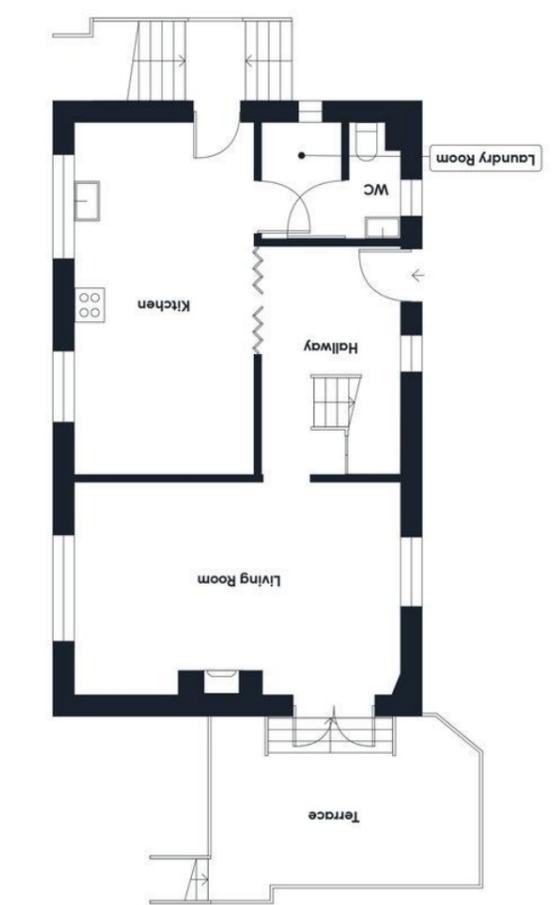
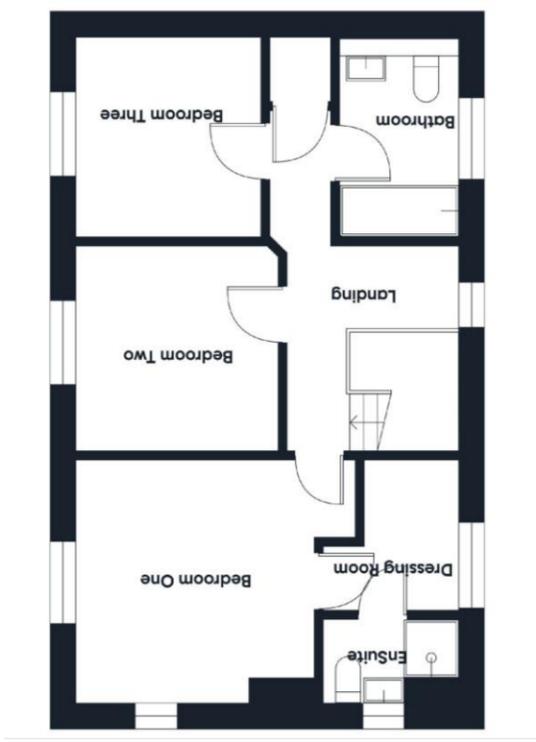
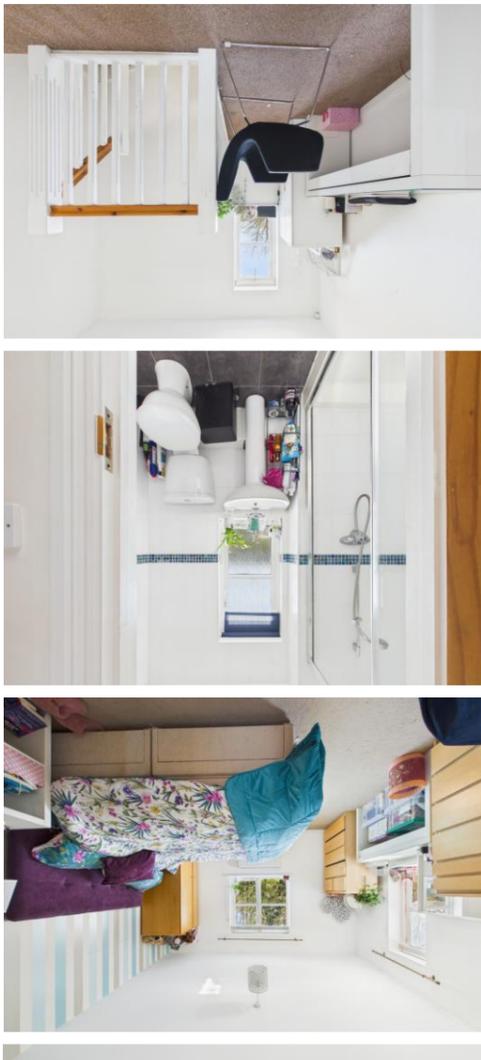


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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.

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## Kernewek-Chi, Howells Road

Stratton, Bude, Cornwall, EX23 9BY

Price £335,000

- Modern three bed detached family home
- Situated in the popular historic village of Stratton
- Lounge feature fire place and doors to deck and garden
- Master bedroom with en-suite and dressing room
- Available with no onward chain



*The property professionals*

# Kernewek-Chi, Howells Road

Stratton, Bude, Cornwall, EX23 9BY

Price £335,000

A spacious three double bedroom detached house, situated in the popular historic village of Stratton and offered in immaculate condition throughout. Built in 2006 this modern family home opens into a large entrance hallway with natural wood flooring and glass bi-folding doors to the kitchen/dining room which has solid woodwork surfaces, double oven and ceramic hob, integrated dishwasher and separate utility room with downstairs WC.

The triple aspect living room has a granite feature fireplace and patio doors onto the raised deck seating area which then steps down to the enclosed patio and astro turf lawn.

On the first floor a large landing area serves the principal bedroom with dressing room and en-suite shower, two further double bedrooms and a fully tiled family bathroom with white suite and shower over the bath. The property benefits from gas central heating and double glazing.

#### ENTRANCE HALL

Entering the property via a composite door, with engineered oak flooring, stairs ascending to the first floor, inset spotlights and doors serving the following rooms.

#### LIVING ROOM

**18' 11" x 11' 9" (5.77m x 3.58m)** A triple aspect room with double glazed windows to the front and rear elevation and patio doors opening to the raised decked seating area. Feature granite fireplace with inset, inset spotlights and radiator.

#### KITCHEN/DINING ROOM

**19' 8" x 10' 1" (5.99m x 3.07m)** A large kitchen dining space the fitted shaker style base units with solid wooden work surface over, inset stainless steel sink with side drainer and mixer tap over. Space for electric oven with extractor over and tiled splash back. space for freestanding fridge freezer.

Double glazed windows to the rear elevation, composite door opening to the side, bi fold doors open to the entrance hall, inset spotlights and radiator.

#### UTILITY ROOM

**6' 4" x 4' 8" (1.93m x 1.42m)** A useful utility space with double glazed window to the side, space and plumbing for washing machine with work surface over. Radiator and wall mounted consumer unit.

#### WC

**6' 4" x 4' 8" (1.93m x 1.42m)** Low flush, push button WC, pedestal wash hand basin, obscured double glazed window to the front elevation. Extractor fan and radiator.

#### LANDING

A light and spacious landing with double glazed window to the front elevation, space for office desk, loft hatch access and airing cupboard housing the gas fired combi boiler.

#### BEDROOM ONE

**11' 9" x 11' 6" (3.58m x 3.51m)** A dual aspect principal bedroom with windows to the rear and side elevations. Radiator and door to:

#### DRESSING ROOM

**7' 1" x 4' 10" (2.16m x 1.47m)** Double glazed window to the front elevation and plenty of space for wardrobes.

#### ENSUITE SHOWER

**6' 9" x 4' 1" (2.06m x 1.24m)** Fitted with low flush WC, pedestal wash hand basin with chrome tap, shower enclosure with mains fed shower on a chrome riser. Floor to ceiling white tiles, extractor fan and obscured double glazed window to the side.

#### BEDROOM TWO

**9' 11" x 9' 8" (3.02m x 2.95m)** A double bedroom with double glazed window to the rear elevation. Wall mounted radiator.

#### BEDROOM THREE

**9' 6" x 9' 2" (2.9m x 2.79m)** Another double bedroom with double glazed window to the rear elevation and wall mounted radiator.

#### FAMILY BATHROOM

**8' 10" x 5' 10" (2.69m x 1.78m)** Fitted with a wall hung wash hand basin, low flush WC with enclosed cistern and vanity shelf above. Enclosed panel bath with mains fed shower over on a chrome riser. Chrome heated towel rail, extractor and obscured double glazed window to the front elevation.

#### OUTSIDE AND GARDENS

The property offers off road parking for two-three vehicles. A enclosed and private rear garden which has been laid to brick pavers, raised patio areas and astroturf for ease of maintenance.

To the side there is a raised, composite decked seating area accessed from the living room.

#### SERVICES

Mains water and drainage, mains electricity.

#### COUNCIL TAX

Cornwall Council Band D

#### TENURE

Freehold.

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## Directions

From the centre of Bude proceed out of town along The Strand turning left at the mini roundabout, heading out of town up until reaching the A39. Turn second left at the roundabout and then take the first main turning on the right-hand side signposted towards Stratton. Continue down the hill into Stratton, over the bridge in the centre of the village and around the sharp right-hand corner, where the property will be located a short distance along on the right-hand side next to Stratside Gallery. There is a free village car park opposite the property, on the left-hand side of the road.

