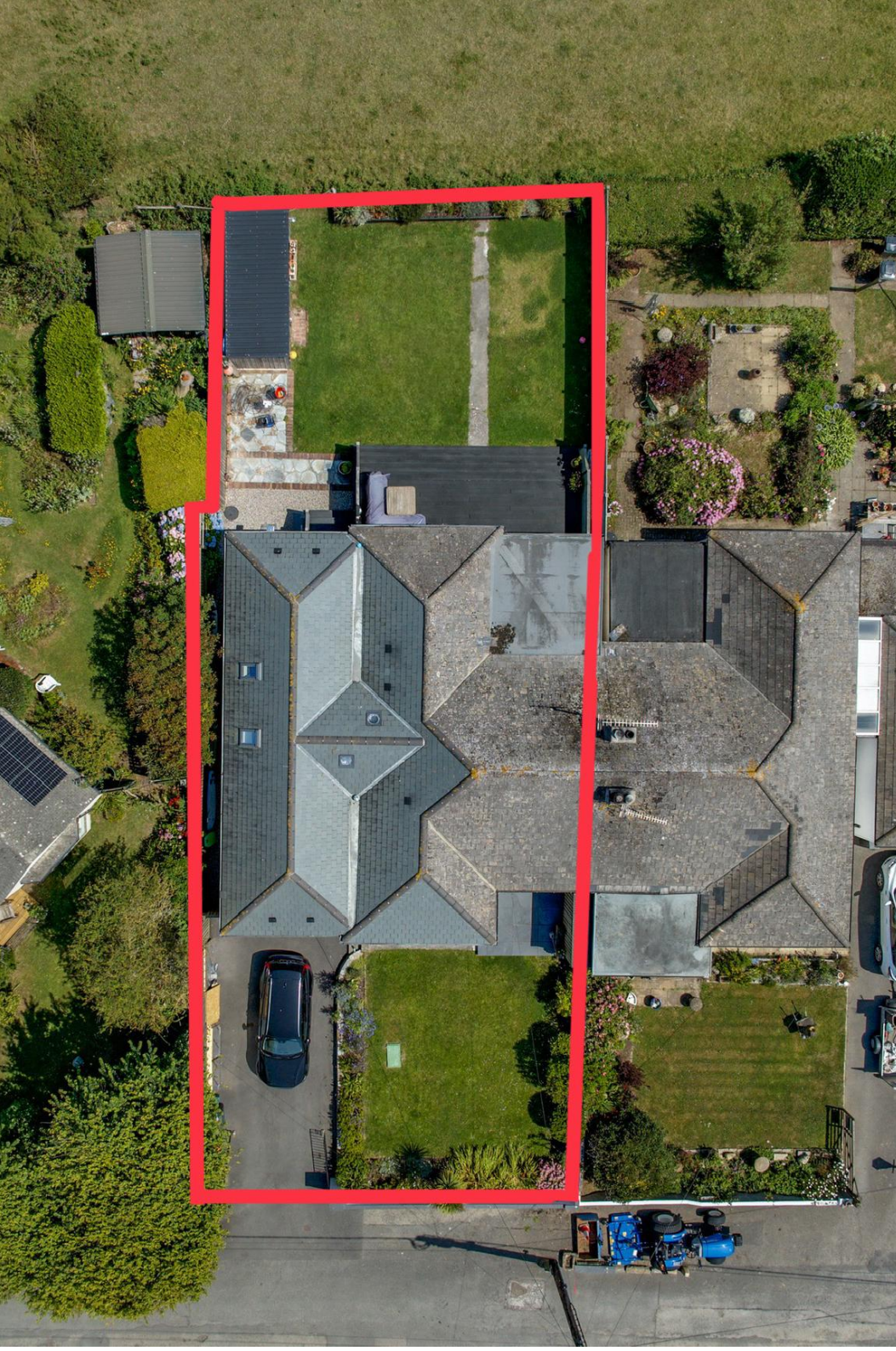




COLWILLS
the property professionals





DUNRIDGE, COMBE LANE

Widemouth Bay, Bude, Cornwall, EX23 0AA

£550,000

- Beautifully presented semi detached bungalow
- Dual aspect open plan living/kitchen/diner
- Four double bedrooms with ensuite to principal and a family bathroom
- Good size front and rear gardens with views over the neighbouring field
- Walking distance to Widemouth Bay and Black Rock beaches

Dunridge is a truly exceptional yet discreet family home, whose understated exterior gives way to a beautifully presented and welcoming interior. Once inside, the impressive sense of space and high-quality, design-led accommodation becomes immediately apparent. The heart of the home is the superb open-plan living, dining and kitchen area, complemented by a practical utility room, creating a wonderful space for both everyday family life and entertaining.

The dual-aspect layout maximises the property's attractive outlooks, with views westwards towards the sea and, most notably, stunning easterly views across the adjoining fields, providing a particularly peaceful and picturesque setting. The accommodation continues with three well-proportioned bedrooms, a spacious family bathroom, and an en-suite serving the principal bedroom. A separate snug, which could equally function as a fourth bedroom or home office, adds valuable flexibility to the layout.

Externally, the property enjoys generous front and rear gardens, ample parking for several vehicles, and a range of useful storage spaces. Dunridge represents an outstanding opportunity for owner-occupiers seeking a coastal lifestyle, whilst benefiting from a private and tucked-away position that offers both tranquillity and convenience.





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, pass the main beach car park and then take the second left turning into Leverlake Road and the second right into Combe Lane and the property will be located a short distance along on the left hand side.

ENTRANCE HALL

Entering the property via a composite door with stainless steel 'T' bar handle, into a light and welcoming hallway with double glazed window to the front elevation, contemporary tall radiator, door to airing cupboard.

OPEN PLAN LIVING 36' 3 (Max)" x 11' 10" (11.05m x 3.61m)

LIVING ROOM

A light and spacious living room with double glazed patio doors opening to the front elevation, feature woodburning stove with slate hearth and a high-level TV point.

KITCHEN/DINING ROOM

Fitted with a range of matching shaker style wall and base units with solid worksurface over, inset stainless steel sink with side drainer and chrome mixer tap over, built in dishwasher, built in single oven with electric hob and extractor over and space for American style fridge freezer. Tiled splashback and double-glazed window to the rear.

The dining area features Bi-folding doors that open to the rear decked seating area to the rear garden and overlooking the field beyond.

UTILITY ROOM 12' 2" x 5' 4" (3.71m x 1.63m)

Space and plumbing for freestanding washing machine and tumble dryer, wall mounted LPG gas combi boiler. Wall and base units with worksurface over, inset sink and side drainer, double-glazed door and window to the rear elevation.



FAMILY BATHROOM 9' 6" x 7' 4" (2.9m x 2.24m)

Enclosed bath with chrome taps, double walk in shower enclosure with sliding door, mains fed shower with chrome riser, large soak head shower and separate hand attachment. WC with enclosed cistern, basin with chrome tap and vanity unit under.

Wall mounted chrome heated towel rail, inset spotlights and extractor.

BEDROOM ONE 12' 4" x 11' 10" (3.76m x 3.61m)

A spacious principal room with large double-glazed window to the front elevation, built in wardrobe and door to:

ENSUITE 9' 6" x 5' 11" (2.9m x 1.8m)

Large enclosure with mains fed shower with large soak head, contrasting metro style tiling to walls. Basin with chrome mixer tap and vanity unit below, low flush WC with enclosed cistern, wall mounted towel rail, feature wood panelling to one wall, inset spotlights and extractor.

BEDROOM TWO 12' 3" x 10' 3" (3.73m x 3.12m)

Another double bedroom, with double glazed window and Velux to the side, cast iron radiator and built in wardrobes.

BEDROOM THREE 12' 9" x 8' 2" (3.89m x 2.49m)

A double bedroom with double glazed window and Velux windows to the side elevation and a wall mounted cast iron radiator.

BEDROOM FOUR/OFFICE 11' 11" x 9' 9" (3.63m x 2.97m)

A useful occasional bedroom/home office with double glazed window to the front elevation and wall mounted radiator.



OUTSIDE AND GARDENS The property is approached via a tarmac driveway providing off road parking for multiple vehicles with slate patio tiles leading to the front door, mature planting, lawn and log store.

At the rear of the property there is an extensive raised composite decked seating area to take advantage of the countryside views, outside shower and steps lead to the utility room... perfect for washing down after a day at the beach.

SERVICES

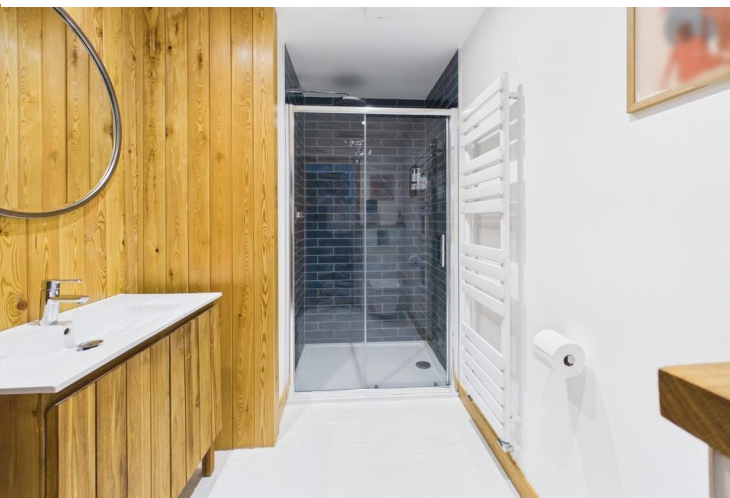
Mains water and drainage, LPG central heating, Mains electricity.

TENURE

Freehold

COUNCIL TAX

Cornwall Council Band C





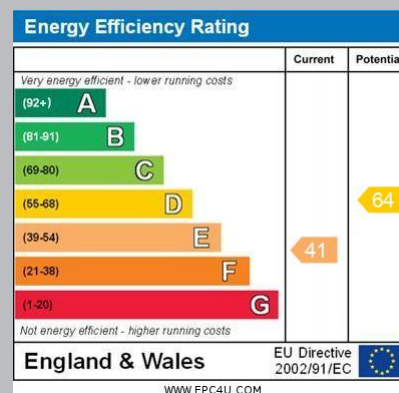
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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide



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