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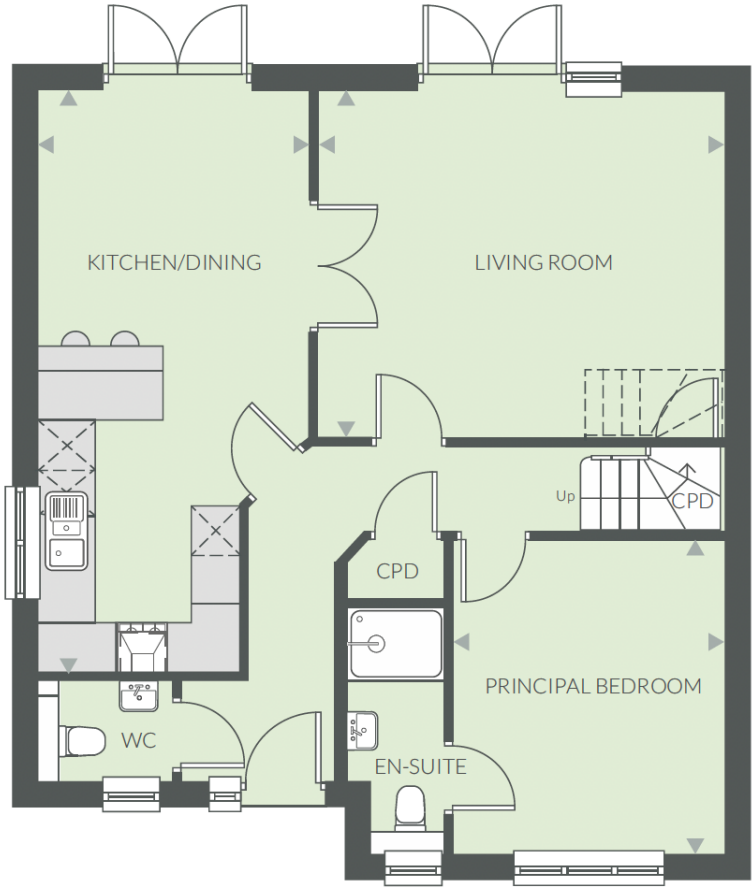
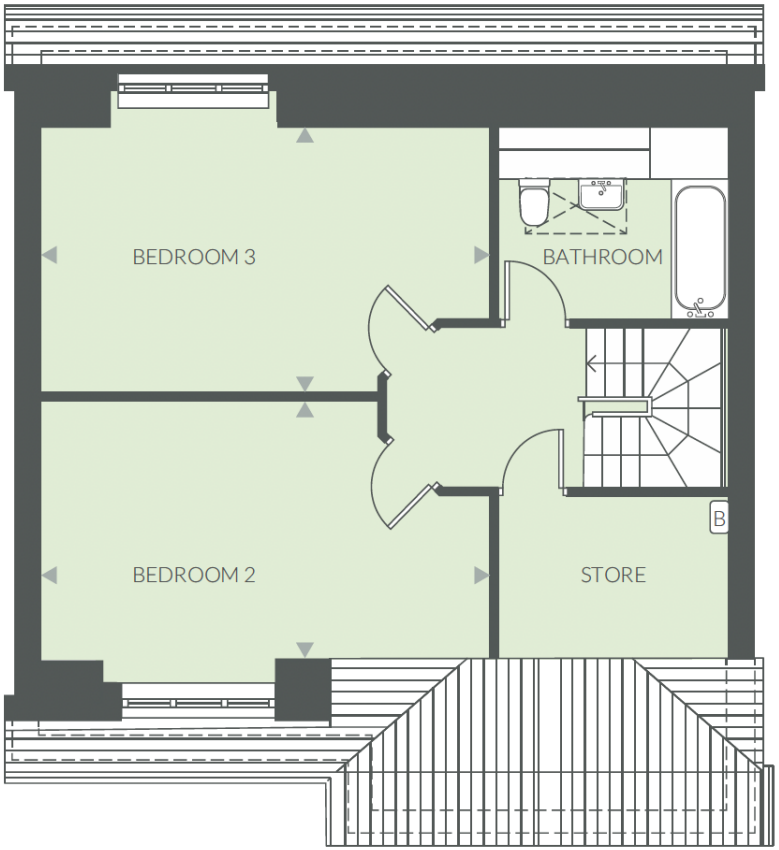
The Holly, St Petroc, Padstow, PL28 8FJ

Prices from £549,995

- Detached Dormer Bungalow
- Exclusive Development
- Three bedrooms, Two bathrooms
- Garage & parking
- Beautifully Presented
- Private Enclosed Gardens
- Show Home Available!
- Ready now!

The Property Ombudsman





GROUND FLOOR

Kitchen/Dining	7.02m x 3.23m	23'1" x 10'7"
Living Room	4.91m x 4.13m	16'1" x 13'7"
Principal Bedroom	3.80m x 3.30m	12'6" x 10'10"

FIRST FLOOR

Bedroom 2	5.42m x 3.14m	17'10" x 10'4"
Bedroom 3	5.42m x 3.21m	17'10" x 10'7"

IMPORTANT NOTICE

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The Holly is a three-bedroomed chalet bungalow, designed with modern living in mind, located on the St Petroc's development in the popular harbour town of Padstow.

Your tour begins in the hallway, where contemporary colour schemes and coastal styling set the tone for the home. Passing the useful WC, you continue through to the bright open-plan kitchen diner. The fully fitted kitchen is complete with soft-close cupboards and drawers and marble-effect laminate worktops, bringing warmth and elegance to the space. The kitchen is fitted with high-end appliances, including an induction hob, Electrolux double oven and fridge freezer, and there is internal space for a dishwasher. The L-shape of the kitchen allows for a breakfast bar, perfect for quick meals or socialising. The bright dining area features large, double doors which lead out to a patio and enclosed rear garden. Two large glass doors lead you through to the generous living room, flooded with light from a further set of French doors. The coastal feel continues in this welcoming space, and it is easy to picture relaxing afternoons spent with these doors flung open, listening to the sounds of seabirds. Classic wood-effect flooring flows throughout the ground floor, creating cohesion, and adding warm tones to the home.

The Holly benefits from a beautiful, bright downstairs double bedroom, complete with an ensuite fitted with Roca sanitaryware and contemporary chrome fittings.

A plush, carpeted staircase leads to the upper landing, where two further bedrooms and a family bathroom sit. A large, bright double room sits to the rear of the home and features a wide Velux window that floods the room with natural light. The second double is at the front of the home and includes spacious fitted wardrobes. Adjacent to the second double is a large cupboard with potential to create a walk-in wardrobe or stylish storage room if required.

The family bathroom is sleek and contemporary and features a large Velux window that fills the room with natural light whilst still offering total privacy.

An enclosed garden sits to the rear of The Holly and can be accessed from either the living or dining areas. This lovely space is the perfect spot for a cups of coffee in the morning sun, or friendly BBQs on summer days. The home has a single garage, accessed from either the rear garden or from the private driveway, and an EV car charger.

Material information: Freehold tenure. H2 Restriction applies – must be a principle residence. Services charges - to be confirmed. Council tax band – to be confirmed. EPC – to be confirmed. Parking – garage and driveway for two cars. 10 year build warranty. Nearby planning applications – plans have been approved for a mixed use development in the adjacent field. Standard construction, pitched roof, double glazing. Mains gas, electric, water, drainage. Gas fired central heating. Solar panels owned. EV charger installed. Broadband – fibre to the premises. Flood risk - Surface water; the chance of flooding is very low. The chance of flooding between 2040 and 2060 is low. Rivers & the sea; the chance of flooding is very low. The chance of flooding between 2036 and 2069 is very low.

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