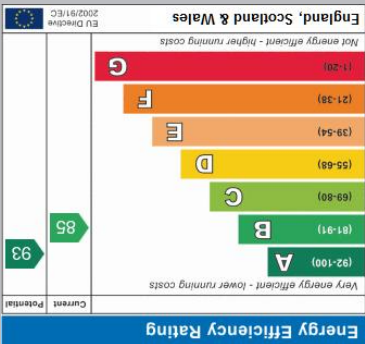


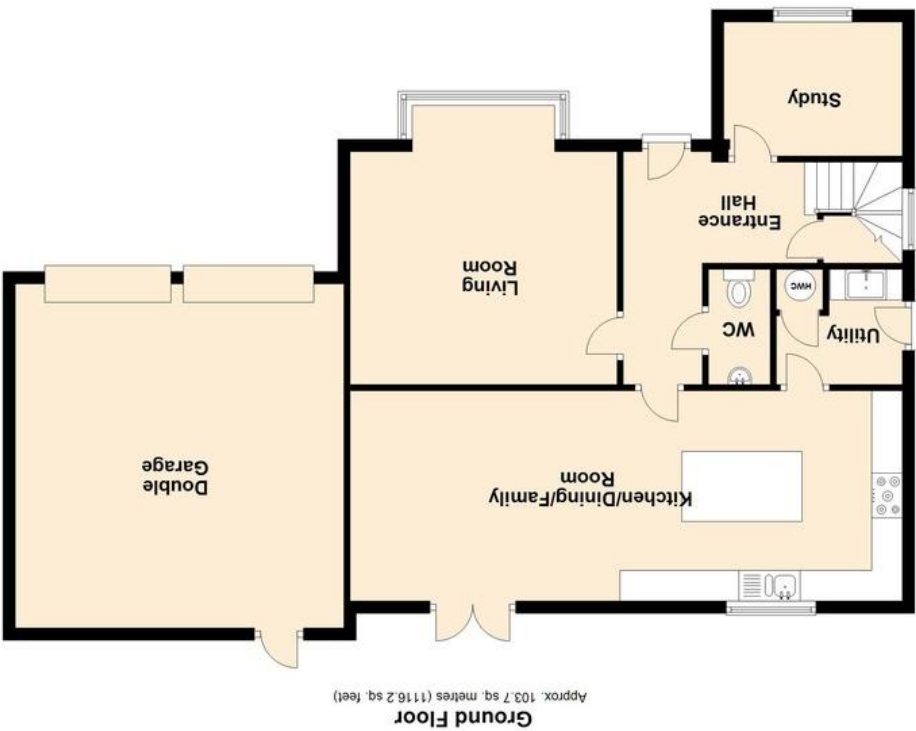
THE PROPERTY MISCDESCRIPTIONS ACT 1991: Whilst we as agents endeavour to ensure the accuracy of property details produced and displaying, we have not tested any apparatus, equipment, fixtures or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is 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 or surveyor. Buyers 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



32 Queen Street
Bude, Cornwall
EX23 8BB
01288 355828
E: bude@colwills.co.uk
www.colwills.co.uk
The Property Ombudsman

Total area: approx. 175.9 sq. metres (1893.6 sq. feet)



COLWILLS
the property professionals



8 Sanderling Close

Bude, Cornwall, EX23 8GJ

- A modern detached family home tucked away in a private and quiet location
- Located within walking distance of the town, schools and shops
- Living room with large bay window, kitchen/dining/family room
- Five bedrooms, two with ensuite showers and separate bathroom
- Double garage, parking and landscaped gardens



£535,000



8 Sanderling Close

Bude, Cornwall, EX23 8GJ

£535,000

A modern and spacious detached family home tucked away in a private and quiet location on the popular 'Shorelands' development, being located within walking distance of the town, schools and shops. The property is offered with the remainder of the NHBC warranty.

The immaculately presented accommodation offers views over the green open space and briefly comprises; entrance hall, cloakroom, living room with a large bay window, study, kitchen/dining/family room with grey high gloss units, solid oak work surfaces and utility room. On the first floor there are five bedrooms, two with ensuite shower rooms and a separate bathroom.

Outside, there is off-road parking for two vehicles in front of the double garage and enclosed landscaped gardens to the rear.

ENTRANCE HALL Entering via an obscure double glazed composite door to the entrance hall with stairs ascending to the first floor with under stairs cupboard, attractive tiled flooring and radiator. Doors serve the following rooms:-

WC 6' 1" x 3' 4" (1.85m x 1.02m) Half tiling to the walls, attractive tiled flooring, push button low flush WC, pedestal wash hand basin and radiator.

LIVING ROOM 15' 8 into bay" x 14' 5" (4.57m x 3.78m) Large walk-in bay window to the front elevation with UPVC double glazed windows, a bright and spacious room with slate hearth and feature wooden surround, two radiators, television point and telephone point.

STUDY 9' 7" x 7' 1" (2.92m x 2.16m) UPVC double glazed window to the front elevation, television point, telephone point and radiator.

KITCHEN/DINING/FAMILY ROOM 29' 7" x 11' 3" (9.02m x 3.43m) UPVC double glazed window and matching french doors with side panels to the rear garden. The kitchen is fitted with matching grey high gloss wall and base units with oak solid wooden worksurface over, matching central island and an inset stainless steel sink with side drainer. Integrated appliances comprise of a five ring gas hob with extractor hood over, electric double oven, dishwasher and fridge/freezer. Attractive tiled flooring, television point and two radiators.

UTILITY ROOM 6' 9" x 6' 2" (2.06m x 1.88m) Grey high gloss wall and base units with oak solid worksurface over, inset stainless steel sink, double glazed composite door to side elevation, radiator, tiled flooring and door to cupboard housing the pressurised hot water cylinder.

FIRST FLOOR UPVC double glazed window to the half landing, radiator and loft hatch access. Doors serve the following rooms:-

BEDROOM ONE 12' 3" x 11' 11" (3.73m x 3.63m) A spacious double bedroom with a UPVC double glazed window to the rear elevation overlooking the garden, built-in wardrobes, television point and radiator.

ENSUITE 7' 3" x 5' 00" (2.21m x 1.52m) UPVC obscure double glazed window to the rear elevation, double shower enclosure with a mains fed shower over, pedestal wash hand basin, push button low flush WC, attractive tiling to the wet areas, tiled flooring and a chrome heated towel rail.

BEDROOM TWO 12' 00" x 10' 8" (3.66m x 3.25m) A double bedroom with radiator and a UPVC double glazed window to the front elevation overlooking the green.

ENSUITE 6' 9" x 5' 1" (2.06m x 1.55m) Double shower enclosure with mains fed shower over, pedestal wash hand basin, push button low flush WC, attractive tiling to the wet areas, tiled flooring and a chrome heated towel rail.

BEDROOM THREE 11' 00" x 9' 8" (3.35m x 2.95m) A double bedroom with radiator and a UPVC double glazed window to the rear elevation overlooking the garden.



BEDROOM FOUR 9' 1" x 8' 7" (2.77m x 2.62m) A double bedroom with radiator and a UPVC double glazed window to the front elevation overlooking the green.

BEDROOM FIVE 9' 6" x 7' 4" (2.9m x 2.24m) Radiator and a UPVC double glazed window to the front elevation overlooking the green.

BATHROOM 6' 10" x 6' 2" (2.08m x 1.88m) UPVC obscure double glazed window to the side elevation, attractive tiling to the wet areas and tiled flooring. Double ended bath with a mains fed shower over, glass shower screen, pedestal wash hand basin, push button low flush WC and a chrome wall mounted heated towel rail.

DOUBLE GARAGE 18' 4" x 17' 7" (5.59m x 5.36m) Twin up and over doors, pedestrian door to the rear elevation and light and power connected.

OUTSIDE To the front of the property there is off road parking for two vehicles with the front garden laid to gravel with flower beds. Side gated access and paved path leads to the rear generous enclosed garden which is laid to lawn with a paved patio seating area and raised sleeper flower bed.

COUNCIL TAX Band E

SERVICES All mains services are connected.

TENURE Freehold. Estate service charge TBC



Directions

From the centre of town proceed out of Bude along The Strand, turning left at the mini roundabout into Bencoolen Road. Continue on this road all the way up the hill, passing Budehaven Secondary School and at the roundabout turn right into Shorelands. Follow this road passing the left turning into Fulmer Road and take the next right after this into Sanderling Close, follow this road around to the right and the property will be located on the right hand side.

