



2 Links View

Meadow Drive, Bude, Cornwall, EX23 8HZ

KIVELLS



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Meadow Drive, Bude, Cornwall, EX23 8HZ

£460,000 Guide Price

Detached, four bedroom home designed with the main living accommodation on the upper floor

Spacious open plan living area adjoining the kitchen

Generous accommodation throughout, featuring four well-proportioned double bedrooms

Sought-after location within walking distance of schools, the beach and town centre

Garage, ample parking and private garden

EPC Rating: C

Situation

Meadow Drive is a peaceful residential street situated within the sought-after Flexbury area of the town. The property is within a level and short walking distance of Crooklets Beach, other popular beaches, stunning coastal scenery, public houses, restaurants and the town's 18-hole links golf course. A regular bus service operates from the adjoining East Fairholme Road, providing convenient travel to and from the town centre.

Bude town centre is within easy reach and offers a comprehensive range of commercial, educational, and recreational facilities, including primary and secondary schools, a variety of independent and national shopping outlets, supermarkets, a swimming pool, all-weather floodlit tennis courts, and an 18-hole golf course.

The A39 "Atlantic Highway" lies approximately one mile away, providing excellent road access north to the larger towns of Bideford and Barnstaple. Barnstaple offers a wider range of amenities, including modern shopping facilities, a theatre, hospital, technical college, and access via the North Devon Link Road to the M5.

Description

This detached four-bedroom home is thoughtfully designed with the main living accommodation arranged on the upper floor, maximising space and natural light.

The first floor briefly comprises a spacious open-plan living area adjoining the kitchen, creating an ideal space for modern living and entertaining. From here, there is access to an integral garage, currently utilised as a utility space and a convenient shower room.

The ground floor offers generous and versatile accommodation, featuring four well-proportioned double bedrooms, a family bathroom and a conservatory providing additional living space with pleasant views over the rear garden.

Externally, the property is approached via a driveway providing off-road parking for two vehicles, with access to the garage and a store/workshop. To the rear, a private garden is chiefly laid to lawn and complemented by a variety of mature shrubs.

Offered for sale for the first time in over 50 years and occupying a sought-after residential location, this property is expected to attract strong interest.



Accommodation

ENTRANCE

Entrance via a part-glazed composite door leading into: -

HALLWAY

Wooden flooring, airing cupboard and access to the loft hatch.

LIVING AREA & SUN ROOM

A generous dual-aspect living space with windows to both the front and rear elevations and a door providing access to the balcony.

The room comfortably accommodates a range of living room furniture and a dining table. An electric fireplace with slate hearth provides an attractive focal point.

To the rear of the space is a sun room, with a spiral staircase leading down to the conservatory below. Fitted carpet and radiators. Door leading to: -

KITCHEN

Windows to the rear elevation and an obscure window to the side. Fitted with a range of eye- and base-level units with work surfaces over, incorporating a stainless steel 1½ bowl sink with mixer tap and drainer. Appliances include a Zanussi electric hob with double oven below and extractor fan above.

There is space for a dishwasher and fridge/freezer, along with room for a dining table. Cushioned vinyl flooring and radiator.

SHOWER ROOM

Obscure windows to the side elevation. Fitted with a three-piece suite comprising a Mira electric shower with glass shower screen, WC, and wash hand basin with tiled surround. Tiled flooring and heated towel rail.

BALCONY

Space for a table and chairs with views overlooking the garden.

Stairs lead down to: -

LOWER HALLWAY

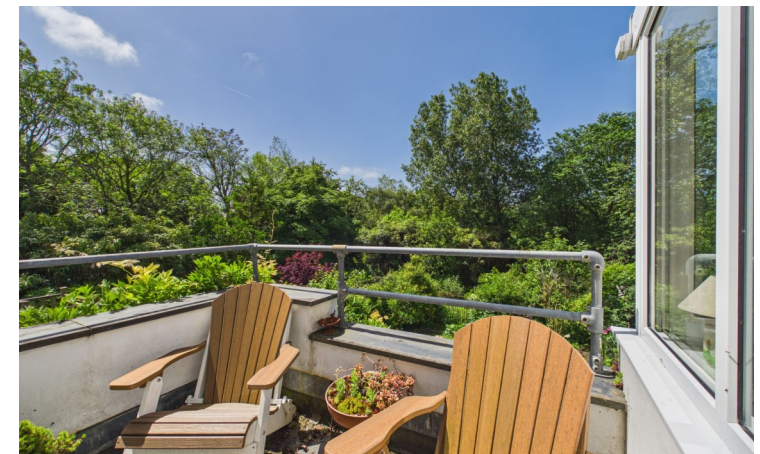
Obscure internal windows to the front and side elevations with an internal door to the front aspect. Fitted carpet, radiator and a storage cupboard.

BEDROOM ONE

Windows to the front elevation. A spacious double bedroom with room for a king-size bed and a range of bedroom furniture. Fitted wardrobes, fitted carpet and radiator. Door leading to: -

STORAGE CUPBOARD / DRESSING ROOM

Obscure window to the side elevation. Currently utilised as storage, but suitable for use as a dressing room. Fitted carpet and radiator.





BEDROOM TWO

Window to the rear elevation enjoying views over the garden. Space for a king-size bed and additional bedroom furniture. Fitted carpet and radiator.

BEDROOM THREE

Window to the rear elevation. Double bedroom with fitted wardrobes incorporating a dressing table. Fitted carpet and radiator.

BEDROOM FOUR

Doors providing access to the sun room. A versatile bedroom with space for a range of furniture. Fitted carpet and radiator.

CONSERVATORY

A bright triple-aspect conservatory featuring a sliding door to the rear elevation providing direct access to the garden, along with an additional door to one side and a window to the other. Tiled flooring and radiator. A spiral staircase rises to the upper floor.

BATHROOM

Obscure window to the side elevation. Fitted with a contemporary four-piece suite comprising a shower enclosure with rainfall and detachable shower head, WC, vanity unit with inset wash hand basin and a bath with tiled surround. Tiled flooring and heated towel rail.

OUTSIDE

To the front of the property is a tarmac driveway providing off-road parking for two vehicles and access to the garage. A side gate leads through to the rear garden, which is chiefly laid to lawn and complemented by a selection of well-established shrubs and a summerhouse.

STORE ROOM / WORKSHOP

Accessed via a part-glazed obscure door and benefiting from power and lighting, this space is ideal for use as a workshop or additional storage.

GARAGE

Window to the side elevation and an up-and-over door to the front aspect. Currently utilised as a practical utility area with plumbing for a washing machine, space for a tumble dryer, work surfaces and a range of fitted units.



Floor Plan

Floor plan for identification purposes only, not to scale



Services

Mains water, gas, electricity and drainage.
Gas central heating.

 EE Rating - C

 Council Tax Band - E

 Directions

What3Words - ///lends.between.whisker

 Virtual Tour

Available upon request

Viewings strictly by appointment only

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