



# 5 Killerton Road

Bude, Cornwall, EX23 8EL

KIVELLS

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£625,000 Guide Price

Immaculately presented, four bedroom semi-detached house

Renovated to a high standard whilst retaining characterful features throughout

Well-appointed open plan kitchen / dining room & spacious living room

Generous rear garden complemented by ample off-street parking & carport

Conveniently located within a short walk of Bude town and nearby beaches

Offered for sale with no onward chain

EPC Rating: E





## Description

Situated on Killerton Road, a highly sought-after residential address close to the town centre and beaches of Bude, this beautifully presented home has been sympathetically renovated while retaining a wealth of characterful features throughout.

The accommodation briefly comprises a well-appointed open-plan kitchen/dining room with adjoining utility area, a separate WC, and living room featuring a multi-fuel stove as an attractive focal point.

To the first floor are three double bedrooms, a family bathroom, and a useful study. From here, stairs rise to the impressive principal bedroom, complete with en-suite facilities and offering a superb space with views stretching towards the coast.

Externally, the property benefits from a generous rear garden, well stocked with a variety of mature trees and shrubs, along with a decked seating area adjoining the house. To the front, there is a carport and ample off-street parking provided by a brick-paved driveway.

Offered for sale with no onward chain, this property represents an excellent opportunity to acquire an exceptional family home or investment in a prime coastal location. An internal viewing comes highly recommended.

## Situation

Killerton Road enjoys a highly sought-after position within easy walking distance of Bude's vibrant town centre, local schools, and its renowned sandy beaches.

The town offers an excellent range of amenities, including a variety of shops, cafés, and restaurants, alongside superb leisure facilities such as an 18-hole golf course, leisure centre with swimming pool, and all-weather floodlit tennis courts.

The property benefits from convenient access to the A39 Atlantic Highway, providing excellent transport links north to Bideford and Barnstaple, and south further into Cornwall.

Approximately three miles away lies the popular coastal destination of Widemouth Bay, famed for its expansive golden sands, excellent surfing conditions, and breathtaking walks along the South West Coast Path.

## Accommodation

### ENTRANCE

Accessed via an obscure glazed wooden door leading into:

### HALLWAY

Window to the side elevation. Tiled flooring with underfloor heating, useful understairs storage, and turning staircase rising to the first floor.

### CLOAKROOM

Fitted with a WC and wall-hung wash hand basin incorporating a towel rail. Continuation of the tiled flooring and underfloor heating.

### LIVING ROOM

A well-proportioned reception room with space for a range of living room furniture. A bay window to the front elevation enhances the sense of space, while a multi-fuel burning stove creates an attractive focal point. Fitted carpet.

### KITCHEN / DINING / FAMILY ROOM

A spacious, split level triple-aspect room enjoying excellent natural light, featuring a picture window overlooking the garden, a window to the side elevation, and French doors opening onto the garden. The kitchen is finished with a range of matching wall and base units with solid wooden worksurface over with matching upstand, under mounted Belfast sink with an incut drainer, integrated fridge/freezer, integrated dishwasher, Leisure range cooker with five ring gas hob and electric ovens with extractor over. There is space for a large dining table and a range of furniture.

The Family room features a multi-fuel stove set on a slate hearth. Continuation of tiled flooring. Access to:

### UTILITY ROOM

Fitted with a range of matching wall and base units with solid wooden worksurface over, space and plumbing for washing machine and tiled flooring.

Stair rise to:

### FIRST FLOOR LANDING

Fitted carpet and radiator.

### STUDY

A useful and versatile work-from-home space, offering ample room for a desk and additional furniture. Bay window to the front elevation, fitted carpet, and radiator.

### BEDROOM TWO

A generous double bedroom with space for a king-size bed and accompanying furniture. Large window to the front elevation, fitted carpet, radiator and a charming feature fireplace.





### BEDROOM THREE

Another spacious double bedroom with a window to the rear elevation. Features include a fireplace, and a useful built-in storage cupboard/wardrobe. Fitted carpet and radiator.

### BATHROOM

A four-piece suite comprising a freestanding bath, WC, wash hand basin, and a large walk-in shower with both rainfall and detachable shower heads, complete with a glass screen. Window to the side elevation, tiled flooring and a heated towel rail.

### BEDROOM FOUR

A further well-proportioned double bedroom with space for a range of furniture. Features include a fireplace and bay window to the rear elevation, enjoying pleasant views towards the town. Fitted carpet and radiator.

Stairs rise to:

### SECOND FLOOR LANDING

Fitted carpet and radiator.

### PRINCIPAL BEDROOM

An impressive triple-aspect room with ample space for a king-size bed and additional furniture. Velux windows to the front and side elevations, along with a large rear window enjoying distant sea glimpses and views across the town and canal. Additional features include a character fireplace with slate hearth, built-in storage and wardrobes, fitted carpet, radiator and air conditioning unit.

### ENSUITE

A well-appointed three-piece suite comprising a WC, wash hand basin, and a freestanding bath with shower attachment. Window to the front elevation, tiled flooring and a heated towel rail.

### OUTSIDE

To the front, a brick-paved driveway offers off-street parking for two to three vehicles and leads to a carport, with hedging to the boundaries. A side gate provides convenient access to the rear garden.

A decked seating area adjoins the property, complete with a glass balustrade and steps leading down to the rear garden. The garden is well maintained and features a variety of mature trees and shrubs to the borders, with timber fencing providing privacy. Additional benefits include a timber shed and log store.



# Floor Plan

Floor plan for identification purposes only, not to scale



## Services

Mains water, electricity, drainage and gas.



EE Rating - E



Council Tax Band - D



Directions

What3Words - ///cupboards.voted.control



Virtual Tour

Available upon request.

## Viewings strictly by appointment only

Please ring **01288 359 999** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website [www.kivells.com](http://www.kivells.com).

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