

CORNWALL ESTATES

PADSTOW



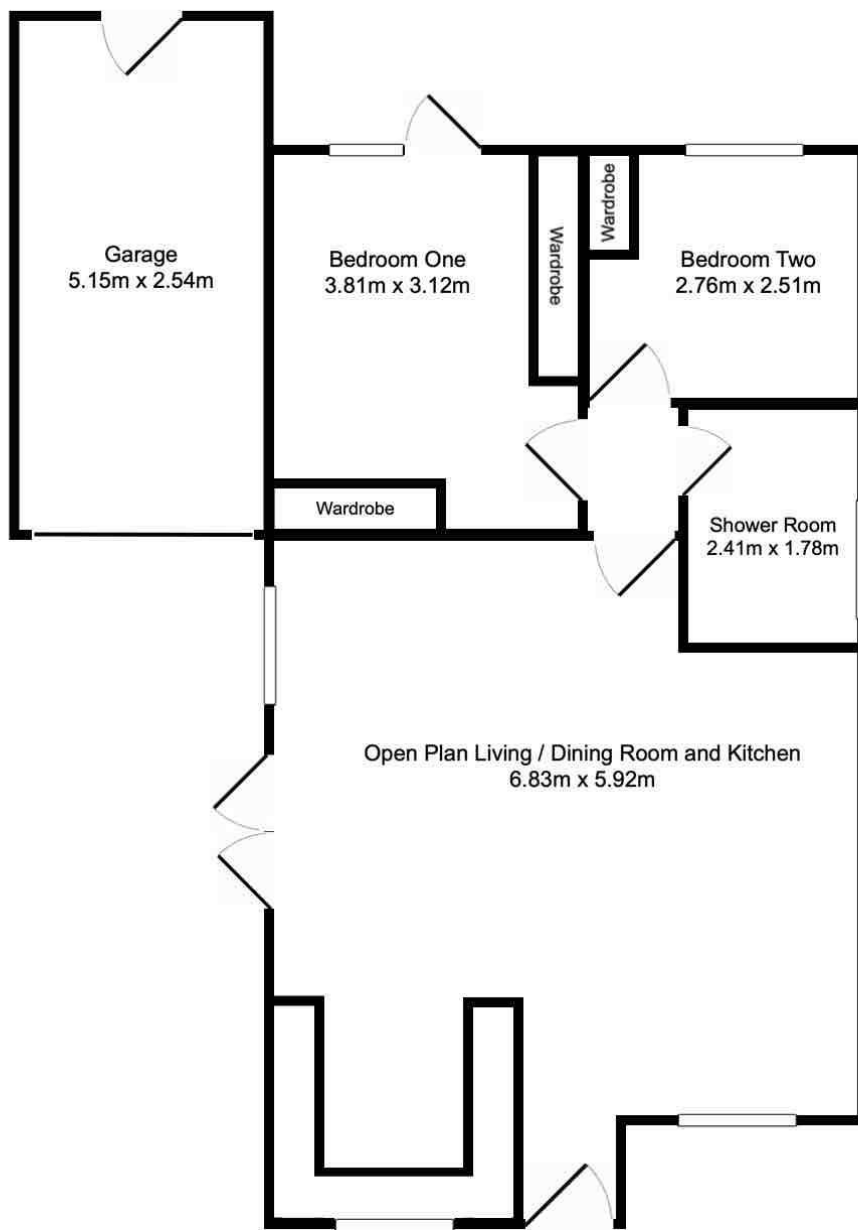
CORNWALL ESTATES

PADSTOW

**36 Raleigh Close, Padstow,
PL28 8BQ**

£350,000

- LINK DETACHED BUNGALOW
- GARAGE & PARKING
- EXCELLENT CONDITION
- TWO BEDROOMS
- OPEN PLAN LIVING SPACE
- ENCLOSED GARDEN



Overall floor area 60 square metres approx
plus garage 13 square metres approx

Floorplan provided for identification purposes only. Not drawn to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Situated in a quiet residential cul-de-sac just a short walk from Padstow harbour and the towns amenities, 36 Raleigh Close offers single storey living in a popular setting.

The front of the home has ample parking for three cars, with a paved driveway which extends to the garage. Upon entering the home, the welcoming hallway opens into a spacious open-plan kitchen and living area, with perfectly designed zones for cooking, eating and relaxing. A sleek monochrome kitchen sits to your left and features a range-style cooker, dishwasher and breakfast bar, which bring character and functionality to the space. French doors open to the side of the home, offering practical access to the parking space and garage and bringing even more light into this already bright area. There is ample room for dining, and a separate utility area, complete with washing machine and extra storage.

To the right of this lovely room is the living area, all centred around a fireplace. This generous space has room for a variety of seating options and has a large window with views to the front of the property. Slate flooring runs throughout, creating cohesion between rooms and adding to the contemporary feel of the home. A hallway leads off the main living space and takes you to the bright family bathroom, complete with a modern suite and corner shower unit. Next door is the second bedroom, currently set up as a spacious single room, with views over the rear garden. The comfortable master bedroom features large built-in wardrobes with generous storage and wide, glass doors that give access to the pretty rear garden.

36, Raleigh Close benefits from a private, enclosed rear garden, with tiered areas and raised beds for planting. The garage can be accessed via a personal door at the rear, together with the main garage door at the front.

Padstow is a vibrant harbour town on the North Coast of Cornwall which has garnered a reputation as one of the UK's most popular foodie destinations. The town sits on the Camel Estuary, and the beautiful beaches of Harlyn and Constantine are a short drive away. Padstow has a primary school and doctors' surgery, and great transport links to the rest of the county and beyond.

MATERIAL INFORMATION

Council tax band D. Ultrafast broadband available. Mobile signal with all major providers. Parking for at least three cars on the driveway. The chance of surface water or river/sea flooding is very low. Mains gas central heating, mains electricity water and drainage.









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