

CORNWALL ESTATES

PADSTOW



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**28 Polpennic Drive, Padstow, PL28
8FL**

Offers over £540,000

- DETACHED FAMILY HOME
- IMMACULATE CONDITION
- INTEGRAL GARAGE & PARKING
- ENCLOSED GARDENS
- THREE BEDROOMS, TWO BATHROOMS
- NO ONWARD CHAIN



Overall Floor Area approx 108 Square metres (1162 square feet)
Floorplan for identification purposes only. Not drawn to scale.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Located on a quiet road just a short walk from Padstow harbour and town centre, 28 Polpennic Drive is a stylish New England style home with impressive frontage and real curb appeal. Tidy coastal planting frames the smart driveway, which provides ample parking for two cars, and the fresh colour palette of sage cladding and white render echoes the maritime setting.

You are welcomed into the home through a bright hallway, off which sits a utility room with laundry area and WC. The tour continues through to the kitchen and living areas, which are modern and elegant in equal measures. The kitchen features white shaker units with integrated double oven and dishwasher and a large breakfast bar, perfect for meals on the go. The spacious living area continues the coastal feel, with wood-effect flooring stretching throughout the ground floor creating continuity throughout the spaces. A magnificent sunroom sits to the rear of the home, drawing daylight through to all corners of the ground floor and creating a superb additional space. This wonderful room is perfect for all-weather use, so whether you are curling up with a good book on a rainy day or opening all the doors and letting the sunshine flood in, you have the perfect place to be.

The upper floor is reached by stairs leading up from the hallway and holds three bedrooms and a family bathroom. The bright and spacious master sits to the rear of the home and features an ensuite bathroom and Juliette balcony which gives views over the garden. The two further rooms are a good-sized double and a smaller double, both of whom share the sleek and contemporary bathroom.

A superb feature of this home is the rear garden, which can be accessed by large, sliding doors from the sunroom, or via gated access at the side of the property. This large, sunny area has both patio and decking, designed for al fresco dining and summer BBQs, as well as a lovely lawn with raised planters.

A large garage with up and over door sits to the side of the property. This useful space has a fully tiled floor and has been converted to house extra storage space in the loft area.

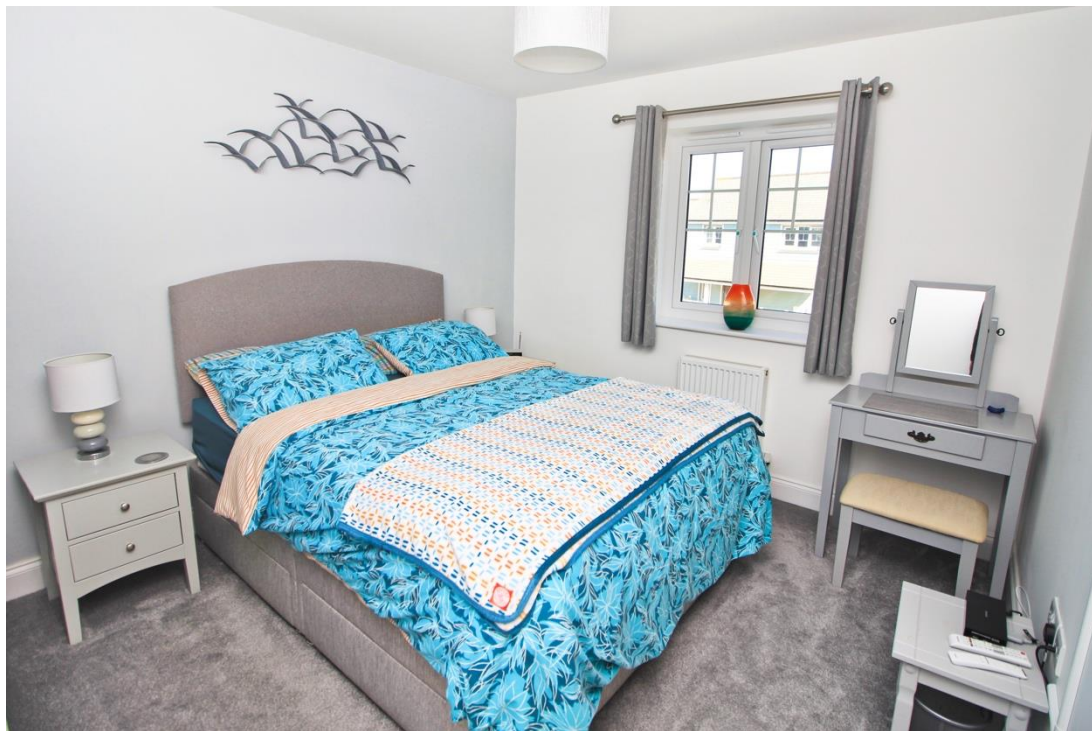
MATERIAL INFORMATION

Freehold. Council tax band D. Holiday letting is not permitted. Residential letting permitted. Service charge payable please check with agent. Standard block cavity wall construction, mains gas central heating. Mains electricity, drainage, water. Double glazing throughout.













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