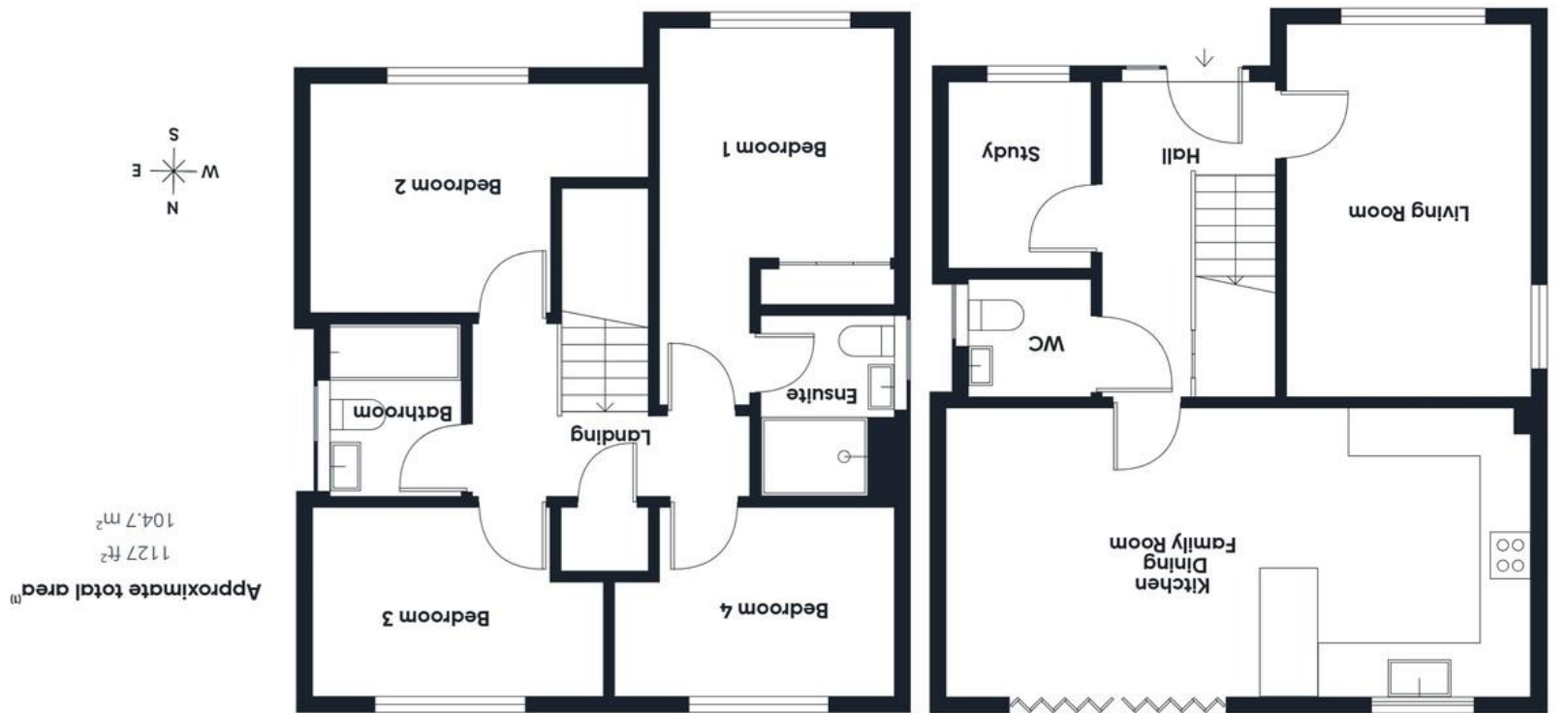




COLWILLS
the property professionals



Bude, Cornwall, EX23 8GL

- Spacious modern detached family home
- Within walking distance of town, shops and schools
- Dual aspect South facing living room, study, large kitchen dining family room
- Four double bedrooms, ensuite to principal, family bathroom
- Single garage, off road parking and enclosed landscaped gardens

£440,000



Directions

From the town centre proceed along The Strand and turn left at the mini roundabout. Follow the Stratton Road up the hill heading out of the town and at the roundabout take the third exit. Stay on this road, following the road around the development and Lapwing Row will be located on the right hand side just before the right turning into Curlew Road and the property will be the last along on the right hand side.



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4 Lapwing Row

Bude, Cornwall, EX23 8GL

£440,000

4 Lapwing Row is a modern and well-presented detached family home, situated on the popular Shorelands development, within walking distance of the town centre, local schools and shops.

Enjoying a tucked-away position, the property offers spacious and versatile accommodation, ideally suited to family living with bi-fold doors leading out onto a large patio and garden. On the first floor there are four double bedrooms with ensuite to the principal bedroom and seperate family bathroom.

Outside, the property benefits from a single garage with off-road parking in front. To the rear is a beautifully landscaped garden, featuring a large patio, composite-decked seating area and a lawn, providing an attractive space for outdoor dining and relaxation.

ENTRANCE HALL Entering via a double glazed composite door with UPVC obscure double glazed fixed side panel to the entrance hall with staircase ascending to the first floor with useful understairs storage cupboard, radiator and light grey wood effect LVT flooring. Doors serve the following rooms:-

CLOAKROOM 5' 2" x 4' 9" (1.57m x 1.45m) UPVC obscure double glazed door to the side elevation, pedestal wash hand basin, push button low flush WC, radiator and light grey wood effect LVT flooring.

LIVING ROOM 14' 11" x 9' 11" (4.55m x 3.02m) A South facing dual aspect reception room with UPVC double glazed windows to the front and side elevations. High-level television point, socket and two radiators.

STUDY 7' 8" x 6' 00" (2.34m x 1.83m) A South aspect study with a UPVC double glazed window to the front elevation overlooking the garden. Radiator and custom-made desktop.

KITCHEN DINING FAMILY ROOM 23' 7" x 11' 8" (7.19m x 3.56m) A spacious multizone room with UPVC double glazed window and aluminium double glazed bifold doors to the rear elevation overlooking and leading out onto the extensive patio seating area and gardens. Inset lighting, feature pendant lighting, contemporary anthracite vertical radiator and light grey LVT flooring.

The kitchen is finished with a range of matching light grey wall and base

units with contrasting fitted worksurface with matching upstand, inset stainless steel sink and drainer with mixer tap. Inset five ring gas hob with glass splashback and extra extractor hood, integrated electric double oven, integrated fridge, integrated dishwasher and integrated washing machine. Cupboard housing the Potterton gas fired boiler.

FIRST FLOOR Loft hatch access, door to linen cupboard and doors serve the following rooms:-

BEDROOM ONE 9' 11" x 9' 5" (3.02m x 2.87m) A bright and spacious South aspect principal double bedroom with UPVC double glazed window to the front elevation offering rooftop views towards the countryside. Built-in double wardrobe and radiator.

ENSUITE 7' 00" x 5' 00" (2.13m x 1.52m) UPVC obscure double glazed window to the side elevation, double shower enclosure with mains fed soak head shower and separate hand attachment, wall hung wash hand basin, toilet bowl with concealed cistern, chrome wall mounted heated towel rail and light grey wood effect LVT flooring.

BEDROOM TWO 9' 11" x 9' 4" (3.02m x 2.84m) A bright and spacious South aspect double bedroom with UPVC double glazed window to the front elevation offering rooftop views towards the countryside. Radiator.

BEDROOM THREE 11' 11" x 7' 10" (3.63m x 2.39m) A double bedroom with a UPVC double glazed window to the rear elevation overlooking the enclosed gardens. Radiator.

BEDROOM FOUR 11' 6" x 7' 10" (3.51m x 2.39m) A double bedroom with a UPVC double glazed window to the rear elevation overlooking the enclosed gardens. Radiator.



BATHROOM 7' 00" x 5' 8" (2.13m x 1.73m) UPVC obscure double glazed window to the side elevation, panel enclosed double ended bath with glass shower screen and mains fed shower, wall hung wash hand basin, toilet bowl with concealed cistern, chrome wall mounted heated towel rail and light grey wood effect LVT flooring.

GARAGE 18' 00 x 8' 11 (5.49m x 2.72m) Up and over door with light and power connected.

OUTSIDE To the front, the garden is laid to gravel for ease of maintenance, complemented by a low hedge. A driveway provides off-road parking for two vehicles in front of the garage. A pedestrian gate leads through to the enclosed rear garden, which features a large patio seating area accessed directly from the kitchen dining family room. Steps lead up to a lawn, with a composite-decked seating area to one side and attractive raised flower beds incorporating mature planting and established trees, creating a private outdoor space.

COUNCIL TAX Band E

SERVICES All mains services are connected

TENURE Freehold. Estate Charge TBC.

