Bond Oxborough Phillips

Changing Lifestyles

4 Marshall Avenue
Wadebridge
PL27 6BB

BRITISH PROPERTY AWARDS 2025

GOLD WINNER

ESTATE AGENT IN WADEBRIDGE & ROCK



OIEO - £335,000







4 Marshall Avenue, Wadebridge, PL27 6BB

A stylish/modernised 3 bedroom semi-detached family home within the sought after town of Wadebridge...

- Stylish three-bedroom semi-detached family home
- Highly sought-after residential location in Wadebridge
- Beautifully remodelled open-plan living, dining & kitchen space
- Contemporary fitted kitchen with integrated appliances
- Ground floor W.C. for added convenience
- Two generous double bedrooms with built-in wardrobes
- Third bedroom ideal as a nursery, home office or guest room
- Elevated valley views towards Egloshayle Church & the Camel River
- Large sun-facing raised deck with stylish glass balustrade
- Owned solar panels with battery storage and inverter
- Recently improved driveway providing parking for multiple vehicles
- A superb home for families, professionals or those looking to entertain
- Council Banding - B
- EPC - F







Set within the sought-after residential area of Marshall Avenue in Wadebridge, this beautifully presented three-bedroom semi-detached home has been thoughtfully modernised to create a stylish and sociable living environment.

With its open-plan layout, upgraded kitchen, generous gardens and elevated views towards Egloshayle Church and the Camel Estuary, this is a home perfectly suited to modern family life.

Stepping inside, you are welcomed by an inviting entrance hallway that immediately sets the tone for the home. Conveniently positioned to the right is a practical ground floor W.C. with wash hand basin, ideal for guests and everyday living.

The heart of the property is undoubtedly the impressive open-plan living, dining and kitchen space. Opened up by the current owners, this bright and versatile room provides the perfect setting for entertaining family and friends whilst remaining adaptable to a variety of lifestyles. The contemporary kitchen has been thoughtfully upgraded to a high standard, featuring a range of integrated appliances, stylish splashback surrounds, under-cupboard lighting and modern cabinetry, creating a practical yet striking space for everyday cooking.

Flowing seamlessly from the kitchen, the spacious living and dining area benefits from attractive wooden flooring throughout, offering both style and easy maintenance. A useful understairs storage cupboard provides additional practicality, while a large picture window fills the room with natural light. A glazed door opens directly onto the rear decking, effortlessly extending the living space outdoors and encouraging al fresco dining during the warmer months.

The first floor offers three well-proportioned bedrooms. The two principal bedrooms are equally generous in size and both benefit from built-in storage. The front bedroom enjoys a pleasant outlook, whilst the current main bedroom takes full advantage of the property's elevated position, boasting uninterrupted views across the valley towards Egloshayle Church and the Camel Estuary. The third bedroom is currently utilised as a home office but would equally make an ideal child's bedroom or guest room. Completing the accommodation is a modern family bathroom comprising a bath with shower over, wash hand basin and W.C.

Outside, the rear garden has been thoughtfully landscaped to create a wonderful space for both relaxation and entertaining. Immediately adjoining the house is a large raised deck enjoying a sunny aspect, beautifully finished with contemporary glass balustrading, making it the ideal spot for outdoor dining or evening drinks. The decking also provides convenient access into the single garage.

Steps lead down to the main garden, which is predominantly laid to lawn and enhanced by mature shrubs, established fruit trees and a hot tub, creating a private and well-balanced outdoor retreat. To the front, the property continues to impress with a recently improved driveway providing off-road parking for multiple vehicles, complemented by attractive planting and mature shrubs that enhance the home's kerb appeal.

Combining stylish interiors, versatile living accommodation, superb outdoor spaces and breathtaking elevated views, this exceptional three-bedroom semi-detached home represents a fantastic opportunity for those seeking a modern family home in one of Wadebridge's most desirable residential locations.

Changing Lifestyles

Wadebridge is one of North Cornwall's most desirable and vibrant market towns, perfectly positioned on the banks of the picturesque River Camel. Offering an exceptional balance of town and country living, it has become increasingly popular with families, professionals and retirees alike thanks to its excellent amenities, strong sense of community and easy access to the coast.

The bustling town centre offers an excellent range of independent boutiques, cafés, restaurants, pubs and supermarkets, alongside a selection of national retailers, healthcare facilities and leisure amenities. Wadebridge is also well served by highly regarded primary and secondary schools, making it a fantastic location for growing families.

For outdoor enthusiasts, the renowned Camel Trail is just moments away, providing over 18 miles of scenic walking and cycling through the Camel Valley to Padstow and Bodmin. The nearby River Camel offers opportunities for paddleboarding, kayaking and wildlife spotting, while the spectacular North Cornish coastline is only a short drive away. The sought-after beaches of Polzeath, Daymer Bay, Rock and Constantine Bay are all within easy reach, offering some of the finest surfing, sailing and coastal walking in the county.

Food lovers are equally well catered for, with the acclaimed culinary destinations of Padstow, including Rick Stein's renowned restaurants and Paul Ainsworth's Michelin-starred venues, just a short drive away. The nearby village of Rock also offers excellent watersports facilities, golf at the prestigious St Enodoc Golf Club, and regular ferry crossings to Padstow during the summer months.

Excellent road links via the A39 provide convenient access across Cornwall, while Bodmin Parkway railway station, approximately 10 miles away, offers direct services to Plymouth, Exeter and London Paddington. Combining outstanding amenities, breathtaking countryside and easy access to some of Cornwall's most iconic coastal destinations, Wadebridge continues to be one of the county's most sought-after places to call home.





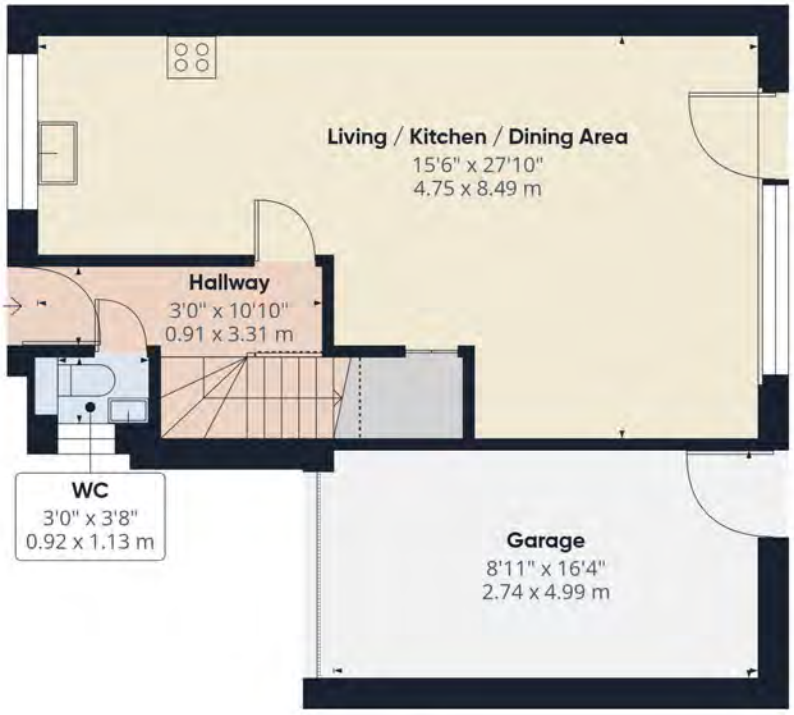




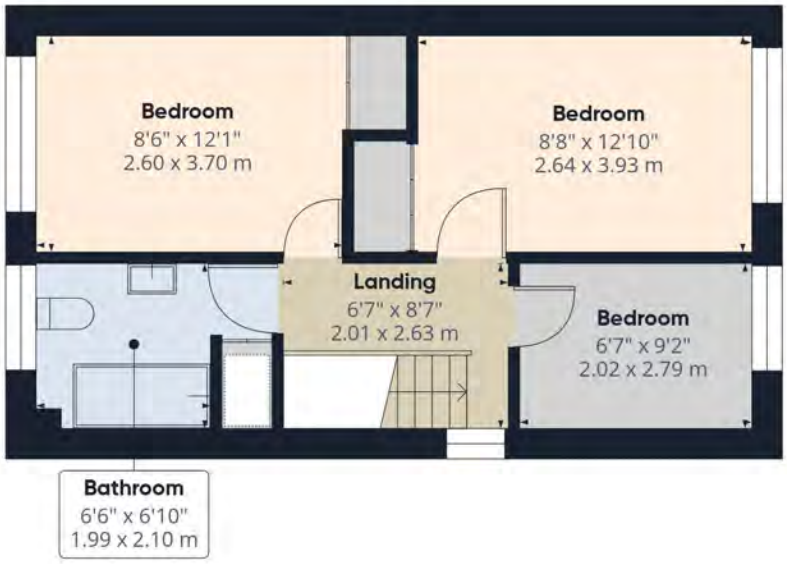


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Virtual Tour:



Floor 0



Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will recieve a referal fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE
Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose.

We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

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