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Oxborough
Phillips

Changing Lifestyles

4 Treguddock Drive,
Wadebridge,
PL27 6BQ



BRITISH
PROPERTY
AWARDS

2025

★★★★★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £485,000



Changing Lifestyles

01208 814055

4 Treguddock Drive, Wadebridge, PL27 6BQ



Beautifully Presented Four-Bedroom Home with Double Garage, Conservatory & Private Rear Garden

- Beautifully presented four-bedroom home
- Spacious open-plan lounge and dining area
- Modern kitchen with excellent storage
- Separate practical utility room
- Convenient downstairs WC
- Stunning conservatory overlooking the garden
- Principal bedroom with en-suite
- Private rear garden
- Peaceful setting with the sound of surrounding trees
- Excellent standard of presentation throughout
- Popular Wadebridge location
- Well-presented family bathroom
- Double garage with internal access
- Council Banding - E
- EPC -



Welcome to 4 Treguddock Drive, a beautifully presented four-bedroom home offering well-planned accommodation, excellent practicality and a high standard of presentation throughout.

On entering the property, you are welcomed into a spacious open-plan lounge and dining area, creating a wonderful central space for both relaxing and entertaining. The room has been exceptionally well maintained, with a comfortable flow through to the rear of the property and plenty of natural light.

The modern kitchen follows, offering a smart and contemporary finish with useful storage and workspace. A separate storage cupboard provides additional practicality, while the kitchen leads through to a well-equipped utility room. From here, there is convenient internal access into the double garage, making this an especially useful area for everyday family life.

Also on the ground floor is a downstairs WC, neatly positioned for convenience. To the rear, the property benefits from a beautifully finished conservatory, providing an additional reception space and a lovely place to sit and enjoy views across the garden. From here, doors lead directly outside.

The rear garden has been designed with low maintenance in mind, laid with decorative chippings and established shrubs rather than lawn. One of the real highlights is the feeling of privacy and seclusion. The garden is completely private to the rear, creating a wonderfully peaceful setting where the only sounds are those of the surrounding trees.

Heading upstairs, the property continues to impress with four well-proportioned bedrooms, all presented in excellent decorative order. The principal bedroom benefits from its own en-suite, creating a comfortable and private retreat.

A further room offers excellent flexibility and could be used as a study or fourth bedroom, depending on your individual requirements. Two additional bedrooms provide generous accommodation for family, guests or hobbies.

Completing the first floor is a well-presented family bathroom, serving the remaining bedrooms and finished in keeping with the quality seen throughout the home.

Overall, 4 Treguddock Drive is a home that combines space, style and practicality, with beautifully maintained accommodation, a double garage, flexible bedrooms, a superb conservatory and a private, low-maintenance rear garden. It is a property that feels immediately welcoming and ready to enjoy.



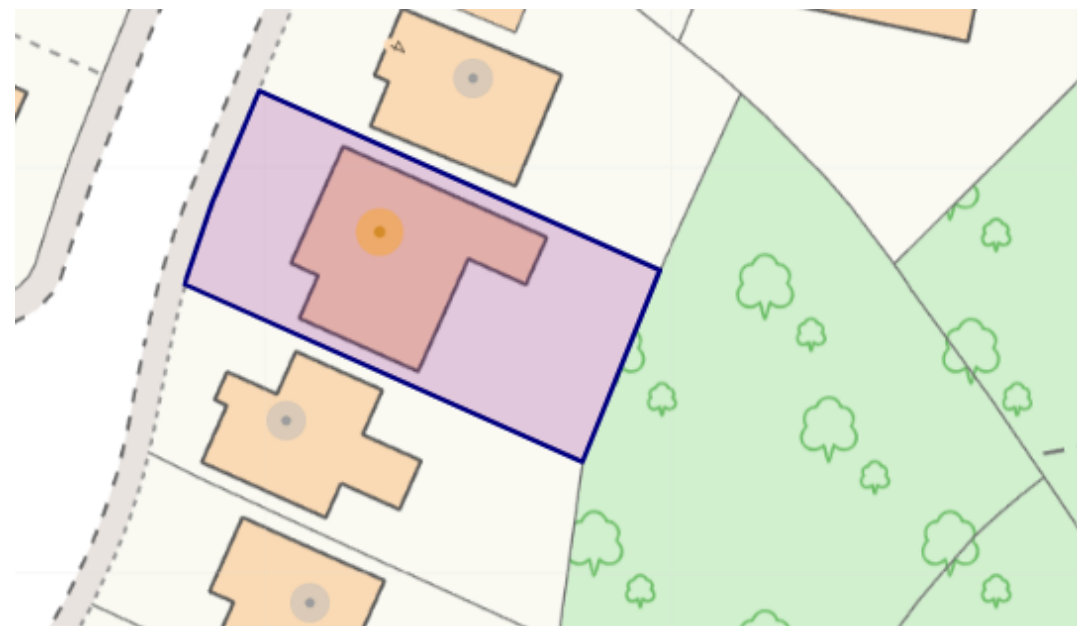
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4 Treguddock Drive is situated within a popular residential area of Wadebridge, a thriving market town ideally positioned in the heart of North Cornwall. The town offers an excellent range of everyday amenities, including independent shops, supermarkets, cafés, restaurants, pubs and essential services, all contributing to a convenient and welcoming community.

Wadebridge is particularly well placed for enjoying the North Cornish coast and countryside. The renowned Camel Trail provides a fantastic route for walking and cycling, following the River Camel towards the stunning coastline at Padstow. The surrounding area offers an abundance of beaches, coastal walks and picturesque villages, making the location particularly appealing for those who enjoy an outdoor lifestyle.

For families, the town provides a selection of schools and community facilities, while excellent road links provide easy access to Padstow, Bodmin, Rock and the north coast. The A39 is also readily accessible, connecting Wadebridge with destinations further afield.

Combining the convenience of town living with easy access to Cornwall's beautiful countryside and coastline, Wadebridge is an increasingly popular choice for both families and those looking to enjoy a more relaxed Cornish lifestyle.

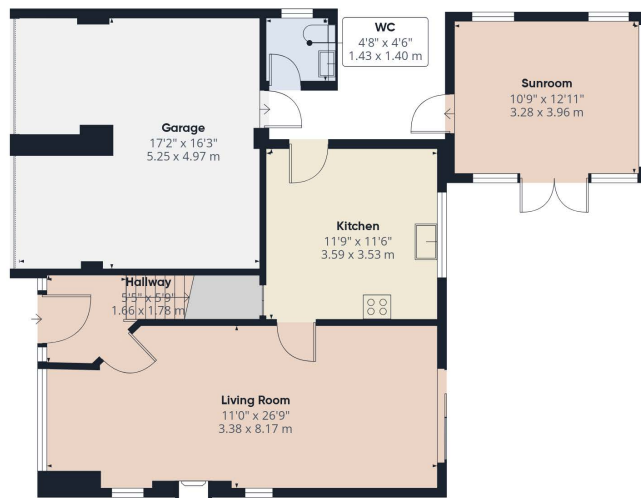


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

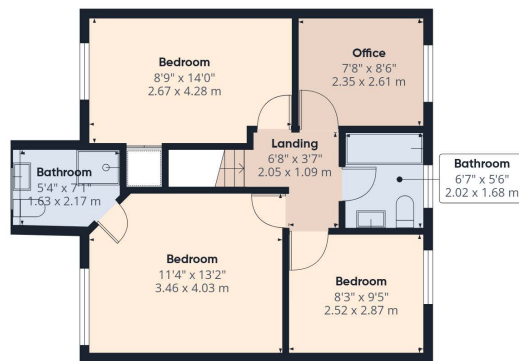
Virtual Tour:



Changing Lifestyles



Floor 0



Floor 1



Approximate total area^m
 1447 ft²
 134.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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 receive a referral 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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.