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Oxborough
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Changing Lifestyles

12. St Cleer Drive
Wadebridge
PL27 6DU



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £550,000



Changing Lifestyles

01208 814055

12. St Cleer Drive, Wadebridge, PL27 6DU



A substantial and versatile 4/5 bedroom detached family home, offering generous living space, ample parking, integral garage and a wonderful rear garden in a popular Wadebridge location.

- Substantial 4/5 Bedroom Detached Family Home
- Popular Wadebridge Residential Location
- Spacious & Versatile Accommodation
- Generous Kitchen/Dining Room
- Separate Laundry Room
- Multi-Aspect Living Room
- Impressive Principal Bedroom with En-Suite
- Private Balcony with Glass Balustrades
- Integral Single Garage
- Ample Private Driveway Parking
- Large Patio & Electric Retractable Awning
- Generous Enclosed Rear Garden
- Attractive Mature Gardens & Cornish Stone Wall
- Council Banding - E
- EPC - C



Positioned within a popular residential area of Wadebridge, 12 St Cleer Drive is a substantial and wonderfully versatile four/five-bedroom detached family home, offering generous accommodation, excellent parking, an integral garage and a well-sized enclosed rear garden.

Upon entering the property, you are welcomed into a bright and modern entrance hallway which immediately sets the tone for the space on offer throughout. To the left is a useful ground-floor cloakroom/W.C., while a further storage cupboard provides everyday practicality and access into the integral single garage.

To the right of the hallway is the kitchen/dining room, a generous social space with plenty of room for a large family dining table, making it ideal for both everyday meals and entertaining. The kitchen itself is fitted with a good range of cupboards and drawers, plentiful worktop space and a useful breakfast bar, with views extending across the rear garden. While perfectly functional as it stands, the kitchen also offers an excellent opportunity for a future owner to update and personalise the space to their own taste. Adjoining the kitchen is a modern and practical laundry room, providing further storage and space for white goods, together with direct access outside to the garden.

Completing the ground floor is the spacious living room. Multi-aspect windows and French doors allow plenty of natural light to flow through the room, while its generous proportions provide flexibility for a variety of furniture arrangements. The French doors also create a natural connection between the house and rear garden, particularly appealing during the warmer months.

Moving upstairs, the sense of space continues with a particularly generous landing leading to four double bedrooms and an additional single bedroom. The principal bedroom is a real highlight of the home. Generously proportioned, it benefits from its own private balcony with contemporary glass balustrades, providing a pleasant outdoor space, together with a private en-suite bathroom.

Bedroom two is another excellent double bedroom and also enjoys the benefit of its own private en-suite bathroom, a particularly useful addition for families or visiting guests. Bedroom three is also a comfortable double and enjoys an outlook across the rear garden.

Bedroom four is currently utilised as a home study, demonstrating the flexibility of the accommodation for those working from home, while the fifth bedroom is presently arranged as a walk-in wardrobe but could comfortably accommodate a single bed if required. Completing the first floor is the family bathroom, fitted with a bath, waterfall-style shower, W.C. and wash hand basin.

Outside, the property sits centrally within its plot, providing outside space to both the front and rear. The frontage combines an area of lawn with mature planting and shrubs, while a private driveway provides parking for multiple vehicles and leads to the integral garage. A traditional Cornish stone wall creates an attractive boundary to the front. Access is available around both sides of the house, with one side having been thoughtfully landscaped to create a charming pocket of wild garden and additional planting.

The rear garden is a particularly attractive feature and provides an excellent space for families and entertaining. A large paved patio runs immediately alongside the house, offering plenty of room for outdoor furniture and dining, complemented by an electric retractable awning for shade when required. Beyond the patio is a good-sized lawn surrounded by established shrubs and planting, creating a pleasant and enclosed garden with plenty of space to enjoy.

Overall, 12 St Cleer Drive is an impressive and highly adaptable family home, combining generous bedroom accommodation, two en-suite bedrooms, excellent living space, ample parking, an integral garage and a substantial garden within an established Wadebridge residential setting.



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St Cleer Drive is a popular and established residential area of Wadebridge, well positioned for those looking to enjoy a quieter setting while remaining within easy reach of the town centre. The area is particularly well suited to families, with local schooling, everyday amenities and recreational facilities all conveniently accessible.

Wadebridge itself is a thriving North Cornwall market town positioned on the banks of the River Camel, offering an excellent range of independent shops, cafés, restaurants, supermarkets and leisure facilities. The renowned Camel Trail runs through the town, providing a scenic traffic-free route towards Padstow in one direction and Bodmin in the other, popular with walkers and cyclists alike.

The location also provides an excellent base from which to explore the North Cornish coastline, with the beaches and coastal villages of Rock, Polzeath and Daymer Bay all within convenient driving distance. The A39 is readily accessible, providing connections throughout North Cornwall and towards the A30 for travel further afield.



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.

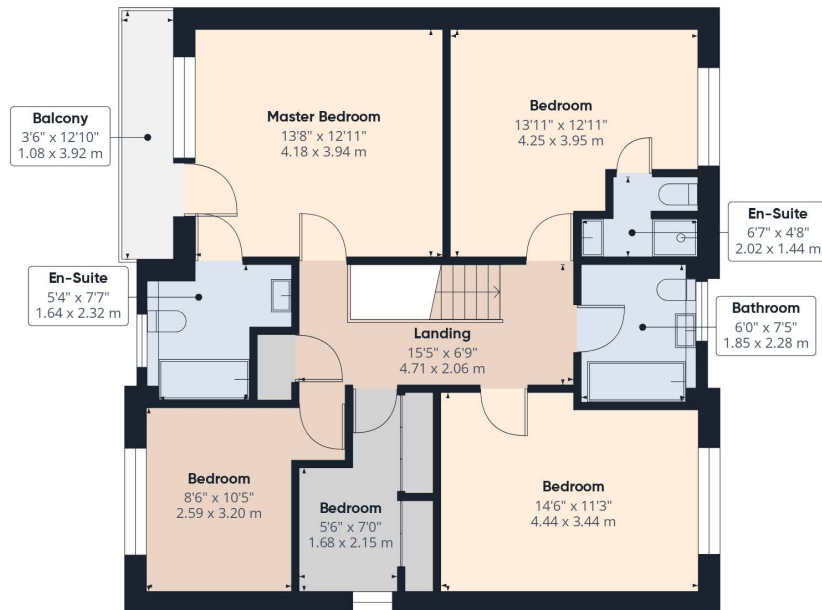
Virtual Tour:



Changing Lifestyles



Floor 0



Floor 1

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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.

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