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Oxborough
Phillips

Changing Lifestyles

8 Kay Gardens
Wadebridge
PL27 6AX



BRITISH
PROPERTY
AWARDS

2025

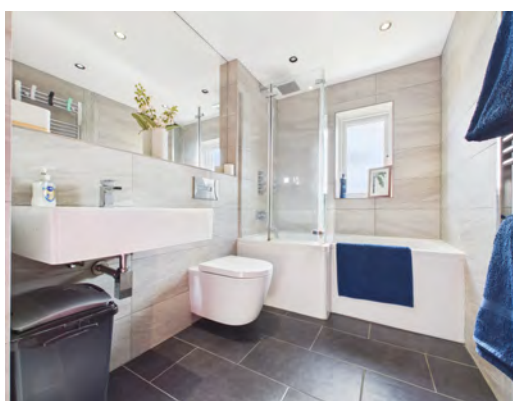
★★★★★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £375,000



Changing Lifestyles

01208 814055

8 Kay Gardens, Wadebridge, PL27 6AX



An exceptional four-bedroom home featuring a showstopping open-plan kitchen, boutique-style master suite and private, sunny rear garden..

- Immaculate Four-Bedroom Semi-Detached Home
- Beautifully Modernised Throughout
- Stunning Open-Plan Kitchen/Living/Dining
- Newly Fitted High-Specification Kitchen
- Luxurious Principal Suite with Freestanding Bath
- Four Well-Proportioned Bedrooms
- Private, Sunny & Landscaped Rear Garden
- Integral Garage & Parking for Three Cars
- Electric Vehicle Charging Point
- Council Banding - D
- EPC - C



This immaculate four-bedroom semi-detached home is situated in the highly desirable town of Wadebridge, offering beautifully presented accommodation arranged across three floors. Having been thoughtfully modernised and upgraded, the property combines contemporary finishes, generous living spaces and stylish design, creating a fantastic family home with a stunning open-plan kitchen, luxurious master bedroom suite, private rear garden and ample off-road parking.

Upon entering the property, you are welcomed into a separate entrance porch, providing a practical space for coats, shoes and everyday essentials. Beyond lies a wonderfully bright and spacious open-plan kitchen, living and dining area. The generous living space provides an inviting area to relax and unwind, flowing effortlessly into the impressive kitchen and dining space.

The newly fitted kitchen is a real standout feature, beautifully designed with a sleek, contemporary finish and high-quality appliances, including a vented induction hob, single oven, combination microwave oven, built-in fridge freezer and Quooker boiling water tap. Stunning Dekton worktops complement the central kitchen island with breakfast bar, whilst ample space is provided for a large dining table. Bi-folding doors flood the room with natural light and open directly onto the rear garden, creating a fantastic space for entertaining.

Just off the kitchen is a newly fitted utility room, providing additional storage, space for a washing machine and tumble dryer, and an integrated larder fridge. This area also provides access to a convenient ground-floor W.C., the rear garden and internal access into the garage.

Ascending to the first floor, a central landing leads to three well-proportioned bedrooms and the family bathroom. Two bedrooms are generous doubles, one benefiting from built-in storage and beautiful views across the rear garden towards the fields beyond. The third bedroom is a versatile single room, equally suited as a child's bedroom, nursery or home office. The family bathroom features a bath with shower over, wash basin, W.C., heated towel rail and useful airing cupboard storage.

Occupying the second floor is the impressive principal bedroom suite, offering a luxurious and private retreat. Dual Velux windows fill the room with natural light whilst enjoying attractive countryside views. Newly fitted wardrobes provide excellent storage, whilst a beautiful freestanding bath within the bedroom creates a boutique-hotel feel. Completing the suite is a stylish en-suite bathroom featuring a generous walk-in shower.

Externally, the property continues to impress. The private rear garden enjoys a sunny aspect and features attractive patio and decked seating areas, perfect for outdoor dining and entertaining, alongside a beautifully maintained lawn and established planting.

To the front, a generous driveway provides off-road parking for approximately three vehicles, access to the integral garage and an electric vehicle charging point.

Combining immaculate presentation, high-quality finishes and thoughtfully arranged accommodation, this exceptional home offers a fantastic opportunity to acquire a stylish, move-in-ready family property in one of North Cornwall's most sought-after towns. A viewing is highly recommended to fully appreciate everything this wonderful home has to offer.



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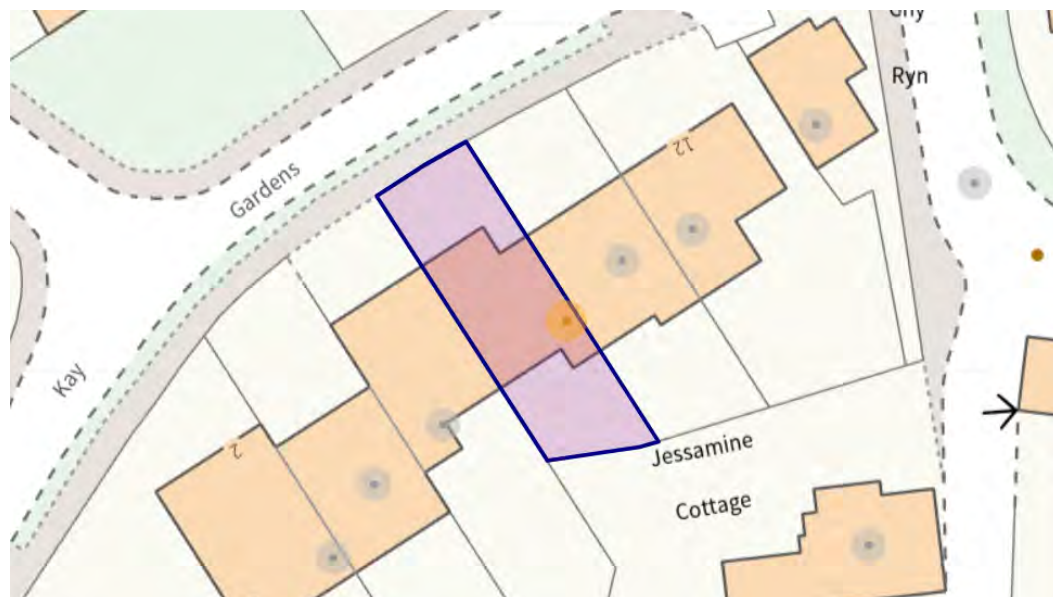
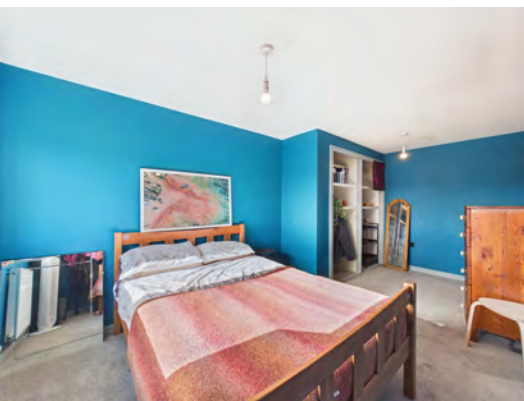
Wadebridge is a thriving and highly sought-after market town nestled in the heart of North Cornwall, offering a fantastic blend of countryside charm, coastal convenience and everyday amenities. Situated along the picturesque River Camel, the town is renowned for its welcoming community, vibrant atmosphere and excellent range of independent shops, cafés, restaurants and traditional pubs.

The town provides a wide selection of amenities, including supermarkets, leisure facilities, a cinema, medical services and well-regarded primary and secondary schools, making it an attractive location for families, professionals and retirees alike.

One of Wadebridge's most popular attractions is the famous Camel Trail, a scenic walking and cycling route following the former railway line, connecting the town to Padstow and Bodmin through beautiful Cornish countryside and alongside the Camel Estuary. The stunning North Cornwall coastline is also within easy reach, with popular destinations such as Polzeath, Rock and Daymer Bay offering beautiful sandy beaches, coastal walks and watersports.

Wadebridge also benefits from convenient access to the A39, providing connections to nearby towns and the wider county, whilst Bodmin Parkway railway station offers mainline rail services.

Combining a lively town centre, excellent local amenities and easy access to some of Cornwall's most spectacular scenery, Wadebridge continues to be one of North Cornwall's most desirable 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.

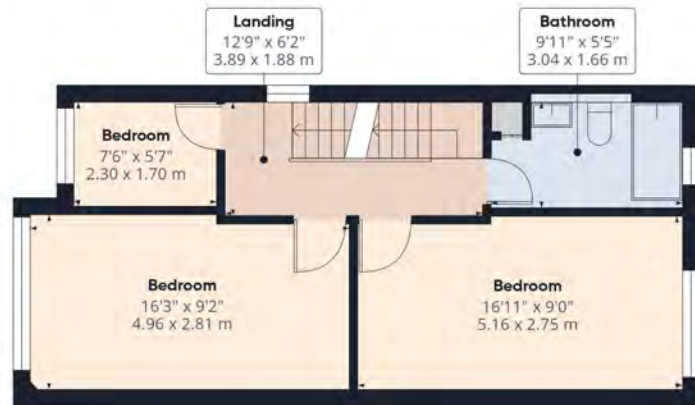
Virtual Tour:



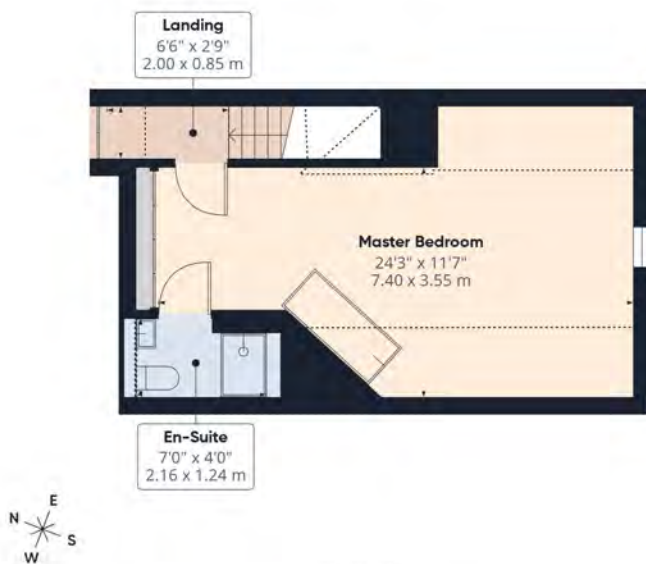
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Floor 0



Floor 1



Floor 2

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 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.