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Changing Lifestyles

Kenna Park
Wadebridge
PL27 6DH



Guide Price - £625,000



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01208 814055

Kenna Park, Wadebridge, PL27 6DH

An exceptional family home offering space, style and versatility on Wadebridge's sought-after Gonvena Hill.



- Substantial five-bedroom semi-detached bungalow
- Immaculate double-storey rear extension and full roof conversion
- Stunning open-plan kitchen and dining room
- Five well-proportioned double bedrooms, including a spacious master suite with en suite
- High-specification finishes throughout
- Detached double-storey outbuilding
- Large plot of approximately 0.22 of an acre
- Driveway parking for multiple vehicles
- Mature rear garden with patio area
- Council Banding - E
- EPC - TBC



Kenna Park is an impressive and substantial five-bedroom semi-detached bungalow, superbly positioned on the sought-after Gonvena Hill in Wadebridge. Having undergone an immaculate double-storey rear extension alongside a full roof conversion, this exceptional home now offers generous, flexible accommodation finished to a high specification throughout, perfectly suited to modern family living.

Upon entry, you are welcomed into a wide and inviting hallway which immediately sets the tone for the property. The sense of scale is apparent straight away, with sightlines running through the length of the home, showcasing its size and thoughtful layout. Machined wooden flooring lines the hallway, introducing the quality and finish that continues throughout. To the left, two well-proportioned ground floor double bedrooms are presented, both benefiting from built-in wardrobes and excellent storage. These rooms are ideal for anyone seeking ground floor living, with one currently arranged as a home study, highlighting the adaptability of the space.

To the right of the hallway sits the formal living room, a stylish yet cosy retreat. This room features high-end built-in storage, a characterful wood-burning stove set within a beautiful fireplace, and is flooded with natural light from a bay-style window and an additional large double window. It provides a warm and inviting space to relax during the evenings. Also located on the ground floor is a contemporary shower room, finished with trendy tiling and comprising a walk-in shower, WC and basin.

Continuing through the home, the truly jaw-dropping open-plan kitchen and dining room reveals itself. This outstanding space forms the heart of the property and has been perfectly designed with growing families and entertaining in mind. The high-specification kitchen includes two single ovens, a steam oven, combination microwave, and a striking island with induction hob, solid worktops and additional storage, creating a sociable and functional focal point. Large-format modern tiles run throughout, enhancing the clean, contemporary feel. Double sliding doors open directly onto the rear patio, seamlessly connecting indoor and outdoor living and encouraging alfresco dining during the warmer months.

The warmer months. There is ample space for a large dining table, while a substantial pantry cupboard, side access to the garden, additional double storage cupboards and a stylish Miele coffee station further elevate the specification of this exceptional space. The open-plan area flows into a further snug, beautifully lit by a skylight, offering a relaxed secondary living area. Adjacent to this is a generous utility room with high-quality cabinetry and space for white goods, currently utilised by the owners as a home gym.

The solid wood staircase leads to a bright and airy first-floor landing. Immediately to the left and right are two further double bedrooms, one enjoying a dormer window overlooking the rear garden and the other benefiting from multiple velux windows, both offering excellent light and space. A modern family bathroom follows, fitted with quality fixtures including a bath, WC and basin. Completing the accommodation is the impressive master suite, a grand and contemporary bedroom featuring built-in wardrobes, elevated views across the rear garden and far-reaching outlooks over Wadebridge. The en-suite bathroom is finished to a high standard with a walk-in shower, WC and basin, creating a superb private retreat.

Externally, Kenna Park occupies a generous plot of approximately 0.22 of an acre, a rare offering for such a central location. The property benefits from a driveway providing parking for multiple vehicles and a detached double-storey outbuilding. The ground floor of this building offers garage and garden storage space, while the first floor is arranged as a granny flat with electricity, plumbing and water connected. While in need of modernisation, this space presents an exciting opportunity for future use as an annex, games room, private office or studio, subject to requirements. At the far end of the sunny rear garden sits a large two-bay shed, providing further excellent storage or potential for future adaptation. The garden itself is predominantly laid to lawn and framed by mature shrubs and trees, with a rear patio area ideal for outdoor entertaining.

Contact Bond Oxborough Phillips Wadebridge to arrange a viewing.

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Wadebridge is a thriving and highly sought-after North Cornish town, well known for its excellent balance of lifestyle, community and convenience. Set along the banks of the River Camel, the town offers a wide range of amenities including independent shops, cafés, restaurants, supermarkets, schooling for all ages, healthcare facilities and leisure options, all of which make it an ideal location for families, professionals and retirees alike. The Camel Trail, which runs directly through the town, provides a scenic and traffic-free route for walking and cycling, stretching from Padstow through Wadebridge and on towards Bodmin Moor, and is a major draw for those who enjoy the outdoors.

Kenna Park is superbly positioned on the popular and established Gonvena Hill, a well-regarded residential area known for its elevated setting and proximity to the town centre. From here, Wadebridge's amenities are easily accessible, with pleasant walks into the town, schools and riverside paths, making day-to-day living both convenient and enjoyable. The elevated position not only provides a sense of space and privacy but also allows for far-reaching views across the town and surrounding countryside, a rare benefit so close to the centre.

The location also places Kenna Park within easy reach of some of North Cornwall's most celebrated coastal destinations. The beaches of Polzeath, Daymer Bay and Rock are just a short drive away, while the rugged coastline and picturesque villages such as Port Isaac and Padstow are readily accessible. Excellent road links connect Wadebridge to the A39, providing onward access to Bodmin, Truro and beyond, while Bodmin Parkway mainline station offers direct rail services to London Paddington.

Combining a generous plot, an elevated and peaceful setting, and the convenience of being close to the heart of Wadebridge, Kenna Park occupies a particularly desirable position. It offers the rare opportunity to enjoy space and privacy without sacrificing accessibility, making it an ideal base from which to enjoy both town life and the wider North Cornish coast.



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.



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