



Bond  
Oxborough  
Phillips  
*Changing Lifestyles*

# 5 Trenant Gardens Wadebridge PL27 6GG



**OIEO Price - £390,000**



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01208 814055

# 5 Trenant Gardens, Wadebridge, PL27 6GG



A modern four bedroom detached home offering versatile living in the heart of Wadebridge

- Four bedroom detached family home in a popular residential area of Wadebridge
- Spacious and welcoming entrance hallway
- Separate well-proportioned living room with multi-aspect windows and feature wall
- Modern open-plan kitchen and dining/snug area with integrated appliances and gas hob
- Ground floor WC and useful storage cupboard
- Master bedroom with fitted wardrobes and en-suite shower room
- Three further well-sized bedrooms, one currently used as a study
- Private landscaped rear garden with modern tiled areas, lawn, pergola and patio
- Rear gate leading to private driveway with multiple tandem parking spaces
- Large detached single garage with power
- Council Banding - D
- EPC - B



Situated within a popular residential area of Wadebridge, 5 Trenant Gardens is a modern and well-presented four bedroom detached family home, offering spacious and versatile accommodation throughout.

Upon entering the property, you are welcomed into a bright and inviting hallway which immediately sets the tone for the home. To the right, a generously sized separate living room benefits from multi-aspect windows, allowing natural light to flood the space. The current owners have added a stylish feature wall, creating a focal point and offering the perfect opportunity for buyers to personalise the room to their own taste.

To the left of the hallway is a convenient ground floor WC, ideal for family living and guests alike. Moving further down the hallway, a useful storage cupboard provides additional practicality before leading into the modern open-plan kitchen and dining area.

The kitchen is well-fitted and includes a range of integrated appliances, a four-point gas hob, ample worktop space and plentiful cupboard storage. There is also plenty of room for a large dining table, although the current owners have thoughtfully arranged the space as a snug, demonstrating its versatility. French doors open out onto the private rear garden, seamlessly blending indoor and outdoor living and encouraging al fresco dining.

Upstairs, the property offers four well-proportioned bedrooms. The master bedroom boasts its own private en-suite shower room, complete with shower, WC and basin, along with modern fitted wardrobes which complete the space. The remaining three bedrooms are all of a good size, with the second and third currently used as bedrooms, while the fourth smaller room has been utilised as a private study, perfect for home working.

Completing the first floor is a family bathroom fitted with a bath and shower unit, WC and basin. A further handy storage cupboard can also be found off the landing.

Externally, the property continues to impress with a private rear garden that has been enhanced by the current owners with modern, stylish tiling, creating a fantastic outdoor entertaining area. A lawned section leads to a pergola and patio area at the rear of the plot, which enjoys the evening sun – an ideal space for dining with family and friends.

A rear gate provides access to a private driveway offering multiple tandem parking spaces, along with a large detached single garage complete with power.

Modern throughout and thoughtfully laid out, 5 Trenant Gardens offers a fantastic opportunity to acquire a spacious family home in the ever-popular town of Wadebridge.



# Changing Lifestyles

Wadebridge is a highly sought-after market town situated along the picturesque Camel Estuary on the north coast of Cornwall, offering an excellent blend of countryside charm and everyday convenience.

The town provides a wide range of amenities including supermarkets, independent shops, cafés, restaurants, primary and secondary schools, healthcare facilities and leisure centres, making it an ideal location for families and professionals alike. Wadebridge is also well known for the popular Camel Trail, a scenic walking and cycling route that follows the river through beautiful countryside to Padstow and beyond.

Surrounded by stunning Cornish coastline and countryside, Wadebridge offers easy access to some of the region's most renowned beaches including Polzeath, Rock and Daymer Bay, all within a short drive. The town also benefits from good transport links, with regular bus services and convenient access to the A39, connecting to Bodmin, Camelford and the wider Cornwall area.

Combining a friendly community atmosphere with excellent local facilities and close proximity to the coast, Wadebridge continues to be a popular choice for those seeking both a relaxed lifestyle and practical living.



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# Changing Lifestyles



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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