



Bond
Oxborough
Phillips
Changing Lifestyles

5 Hill Park
Wadebridge
PL27 6UL



Guide Price - £475,000



Changing Lifestyles

01208 814055

5 Hill Park, Wadebridge, PL27 6UL



A beautifully proportioned, chain-free four-bedroom family home offering versatile living space, generous gardens and a sought-after Hill Park location in Wadebridge..

- Chain-free four-bedroom detached property in Hill Park, Wadebridge
- Large living room with built-in stone TV unit and multi-fuel fire
- Bright, modern kitchen with built in appliances
- Separate utility room with sink and external access
- 4 generous double bedrooms
- Master bedroom with built-in wardrobe and en-suite with walk-in shower
- Modern family bathroom with bath, shower unit and heated towel rail
- Large lawned garden with mature shrubs and trees
- Detached garage with power and electric door
- Off-road parking and lawned front garden
- Council Banding - D
- EPC - C



Situated in the popular area of Wadebridge, this chain-free four-bedroom home offers generous and versatile accommodation, ideal for families or those seeking flexible living space.

Upon entering the property, a porch with steps leads up to the front door, opening into a spacious and welcoming hallway that provides access to all the main living areas. To the left is a large living room, featuring a built-in stone TV unit and a multi-fuel fire, creating a warm and inviting focal point.

Double part-glazed doors open through to a substantial dining room, which benefits from sliding double doors leading directly onto the private, enclosed rear garden.

The bright, modern kitchen is well appointed with built-in appliances including a double oven, dishwasher and fridge, offering both style and practicality. From the kitchen, a useful utility room provides a sink and external access. The ground floor also includes a WC and a study/fifth bedroom positioned towards the front of the house, ideal for home working or guest accommodation.

To the first floor, a large landing with a storage cupboard leads to four double bedrooms and the family bathroom. The master bedroom benefits from a built-in wardrobe and a modern en-suite with a walk-in shower. The second bedroom enjoys pleasant views over the rear garden, while bedrooms three and four, located to the right side of the house, each feature walk-in wardrobes. The contemporary family bathroom includes a bath with shower unit and a heated towel rail.

Externally, the property boasts a generous south-west facing rear garden, mainly laid to lawn with a range of shrubs and mature trees, offering privacy and an attractive outlook. A patio area provides space for outdoor dining, with pathways around the side of the house and access through a gate to an additional lawned area. A timber garden shed and full fencing complete the rear garden.

To the front of the property is a detached garage with power and an electric door, alongside off-road parking and a further lawned area.

This well-presented home combines spacious interiors with excellent outdoor space, all set within a sought-after residential location and offered chain free.



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Wadebridge is a thriving and highly sought-after market town set in the heart of North Cornwall, renowned for its friendly community, excellent amenities and stunning surrounding countryside.

The town offers a wide range of independent shops, cafés, restaurants and supermarkets, along with well-regarded primary and secondary schools, medical facilities and leisure amenities, making it an ideal location for families, professionals and retirees alike. Wadebridge also benefits from a strong sense of community, with regular local events and markets held throughout the year.

Perfectly positioned for exploring the North Cornish coast, Wadebridge is just a short drive from some of the area's most popular beaches including Polzeath, Daymer Bay and Rock, all well known for their surfing, sailing and coastal walks. The town sits on the scenic Camel Estuary and marks the start of the renowned Camel Trail, a picturesque walking and cycling route that follows the river to Padstow, offering miles of beautiful countryside and estuary views.

With good transport links to Bodmin and the A30, Wadebridge provides convenient access to the rest of Cornwall while retaining a relaxed, small-town atmosphere. Combining coastal living, countryside charm and everyday convenience, Wadebridge remains one of North Cornwall's most desirable places to live.



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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Changing Lifestyles



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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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