



Bond
Oxborough
Phillips

Changing Lifestyles

4 Lemellen Gardens

St. Kew Highway

PL30 3EB



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Asking Price - £375,000



Changing Lifestyles

01208 814055

4 Lemellen Gardens, St. Kew Highway, PL30 3EB



Imagine a two minute stroll down to your local Cornish pub, or even a 10 minute drive to the beautiful north coast. Picture the smile you'll get each day when you arrive home to 4 Lemellen Gardens...

- Impressive Detached Modern Home
- Spacious Kitchen
- Alternative Living Arrangements
- Storage Throughout
- Garage Conversion
- Private Rear Garden
- Off-Road Parking
- Council Banding- D



Situated in the lovely village of St Kew Highway, this 'feel good' family home offers short walks to the local 24 hour shop, the well-established Red Lion Pub and some stunning countryside walks. Whilst also being in a rather rural location, 4 Lemellen Gardens offers fantastic access to the A39 falling within the catchment areas of the ever popular Wadebridge and Camelford Schools.

Upon entry to the property you are greeted by an immaculate entrance hall. To your right is currently being used as a spacious home office, this well finished garage conversion is a great additional living space or office. We retrace our steps through the hall and now enter the modern kitchen, with integral appliances and a pristine finish. Further into the properties ground level there is a convenient downstairs W/C. Just on from here we reach the well-presented living room which leads into the conservatory, the natural light floods through here back into the living room giving it a light and airy feel.



Through the living room we now head upstairs and reach the second level of the properties landing. First of we enter the contemporary family bathroom, equipped with a W/C and large shower. Just on from here we reach the spacious master bedroom, with built in storage and ample space for all furniture. On this level there is also two more well finished bedrooms.

Finally we head up the stairs to the second level of the property and reach the last bedroom. This spacious loft conversion equipped with four sky lights is a great additional space and a stunning bedroom to be enjoyed by anyone in the family. Additionally could be swapped around with the downstairs office to give you a private space to get your work done.

Additionally the property boasts parking for two to three cars and a well-kept garden which can be accessed from the conservatory. Storage throughout, an excellent finish and alternative living and bedrooms spaces this property has endless possibilities and is one not to be missed out on.

Changing Lifestyles



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.

Scan here for our Virtual Tour:





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.

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