

11 Sanderling Close  
Bude  
Cornwall  
EX23 8GJ

**Guide Price: £599,950 Freehold**




Changing Lifestyles

01288 355 066  
bude@boproperty.com



11 Sanderling Close, Bude, Cornwall, EX23 8GJ

- 5/6 BEDROOMS (2 ENSUITE)
- IMMACULATELY PRESENTED
- DETACHED FAMILY HOME
- CONVENIENT LOCATION
- GENEROUS SIZED GARDENS
- PRIVATE DRIVEWAY
- DOUBLE GARAGE
- REMAINDER OF A 10 YEAR NHBC WARRANTY
- EPC RATING - B
- COUNCIL TAX BAND - E



**An opportunity to acquire this 5/6 bedroom (2 ensuite), detached family home in this most sought after and convenient development being a short walk from the local schools, amenities and beaches. The property offers immaculately presented accommodation throughout with large kitchen/dining room. Generous enclosed rear garden, extensive driveway providing ample off road parking and double garage. The residence benefits from a media package throughout and the remainder of a 10 year NHBC guarantee. EPC Rating - B. Council Tax Band E.**



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The property occupies a convenient location within this popular coastal town which supports an extensive range of shopping, schools and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. The town itself lies amidst the rugged North Cornish coastline being famed for it's nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many nearby breath taking cliff top coastal walks. The bustling market town of Holsworthy lies some 10 miles in land whilst the port and market town of Bideford is some 28 miles in a North Easterly direction providing a convenient link to the A39 North Devon Link Road which in turn connects to Barnstaple, Tiverton and the M5 motorway.

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# Property Description

## **Entrance Hall** - 17'1" x 7'2" (5.2m x 2.18m)

This spacious entrance hall provides access to kitchen/diner, lounge, study/bedroom 6, WC and benefits from Porcelanosa tiles throughout the ground floor. Useful under stair storage.

## **Living Room** - 15'9" x 11'10" (4.8m x 3.6m)

This light and airy room benefits from a large bay window to the front elevation and offers a great deal of space for a large suite.

## **Kitchen/Diner** - 29'10" x 12'9" (9.1m x 3.89m)

This large kitchen/diner boasts light with large bi-fold doors to the rear elevation enjoying views over the garden. Porcelanosa tiles throughout. Ample space for large family dining table. Wood burning stove. The kitchen comprises a range of base and wall units with laminate roll edge worktops over incorporating a stainless steel sink/drainer unit with mixer tap, 5 ring gas hob with extractor hood over and a further extractor fan built in. Integrated double eye level oven, double fridge/freezer and dishwasher. Further window to rear elevation with views over the garden.

## **Utility Room** - 6'8" x 6'5" (2.03m x 1.96m)

Comprising a range of base and wall units with laminate roll edge worktops over incorporating a

stainless steel sink/drainer unit with mixer tap. Porcelanosa tiles throughout. Extractor fan. Door to rear garden.

## **Study/Bedroom 6** - 11' x 9'7" (3.35m x 2.92m)

Window to front and side elevations. Built in wardrobe/storage.

## **WC** - 6'4" x 4'8" (1.93m x 1.42m)

Low level WC and pedestal hand wash basin. Chrome heated towel rail. Porcelanosa tiled floor complementing partially tiled wall. Extractor fan.

**First Floor Landing** - Doors to 5 bedrooms and bathroom. Storage cupboard.

## **Bedroom 1** - 15'2" x 11'9" (4.62m x 3.58m)

This spacious suite benefits from windows to the front and side elevations. Large built in wardrobe with sliding doors and two further wardrobes with double doors. Door to ensuite.

## **Ensuite Shower Room** - 8'1" x 7'1" (2.46m x 2.16m)

Comprising a large walk in shower with mains fed waterfall shower above, low level WC and vanity unit with hand wash basin above. Porcelanosa tiling to walls and floor. Chrome heated towel rail. Extractor fan and shaver point.

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## **Bedroom 2** - 12'9" x 9'6" (3.89m x 2.9m)

A generous second bedroom with a window to the rear elevation enjoying views over the rear garden. Built in wardrobe with sliding door. Door to ensuite.

## **Ensuite** - 7'5" x 3'10" (2.26m x 1.17m)

Large shower cubical with mains fed shower over, low level WC and wall mounted hand wash basin. Frosted window to side elevation. Porcelanosa tiling to walls and floor. Chrome heated towel rail. Extractor fan and shaver point.

## **Bedroom 3** - 10' x 9'2" (3.05 x 2.8m)

Double bedroom with a window to the front elevation.

## **Bedroom 4** - 9'2" x 7'8" (2.8m x 2.34m)

Window to rear elevation. Built in wardrobe with sliding door.

## **Bedroom 5** - 9'10" x 6'8" (3m x 2.03m)

Window to rear elevation. Built in wardrobe with sliding door.

## **Bathroom** - 9'11" x 5'6" (3.02m x 1.68m)

Comprising on an enclosed panel bath, low level WC, wall mounted hand wash basin and large walk in shower with mains fed shower above. Frosted

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window to the side elevation. Porcelanosa tiling to walls and floor. Chrome heated towel rail. Extractor fan and shaver point.

**Double Garage** - 17'9" x 17'8" (5.4m x 5.38m)

Twin up and over doors to the front elevation and a pedestrian door to the rear elevation leading to the garden. Light and power connected. The current owners have advised that the preliminary wiring is installed for an electric car charger.

**Outside** - The property is approached over its own extensive private driveway providing ample off road parking and access to double garage. To the side of the property is a pedestrian access that leads to the beautiful walled gardens, primarily consisting of well-manicured lawns bordered by mature shrubs. A gravelled area adjoins the rear of the property providing an ideal spot for al fresco dining and a further patio with a pergola which has been made into a useful outside entertaining area. Pedestrian door to double garage.

**Agents Note** - The property has the remainder of a 10 year NHBC granted in 2019 and benefits from a media package throughout.

**Services** - Mains water, electric, drainage and gas. The vendors have advised the property benefits from a dual heating system with a thermostat located in bedroom 1 for the first floor and a further thermostat located in the entrance hall for the ground floor.



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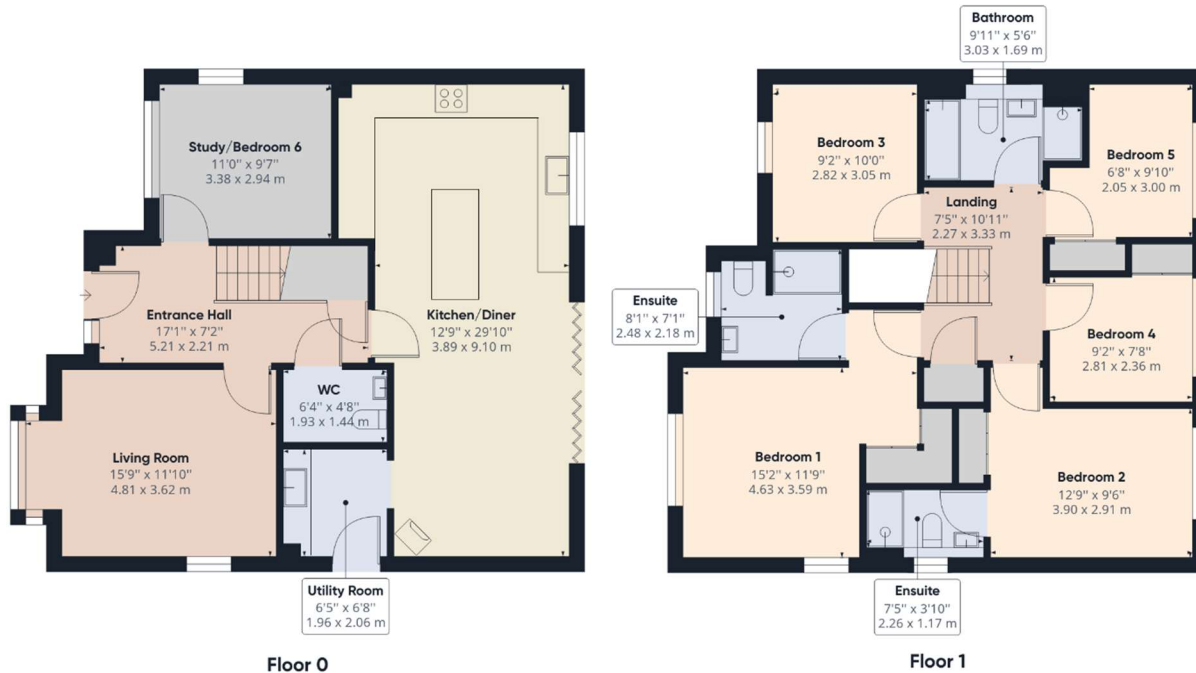
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Directions

From Bude town centre proceed out of the town towards Stratton and turn right at the Morrisons roundabout and into the new Shorelands development. Proceed along Sandpiper Road and onto Widgeon Road taking the next right hand turn into Sanderling Close. Follow the cul de sac round to the left, where number 11 will be found straight ahead on the end.

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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We are here to help you find  
and buy your new home...

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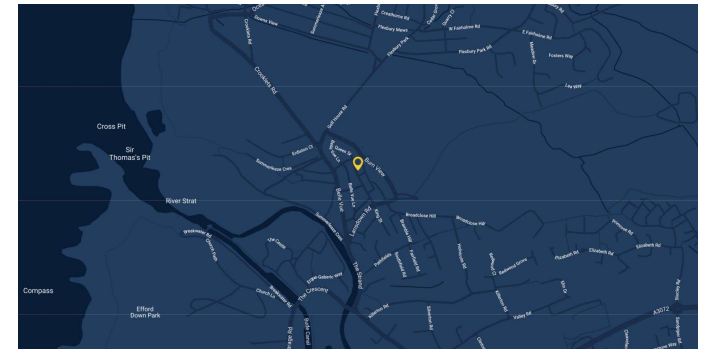
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