



Bond
Oxborough
Phillips

Changing Lifestyles

27, Sunflower
Hustyns Village
PL27 7LG



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £275,000



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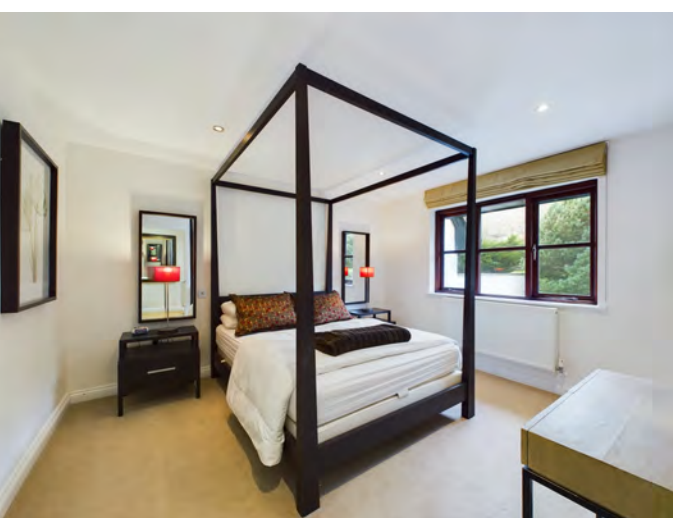
01208 814055

27 Sunflower, Hustyns Village, PL27 7LG



Set in the heart of Hustyns Village sits a fabulous 3 bedroom mid-terraced property, with generous living space throughout..

- Impressive Mid-Terraced Modern Property
- Family Bathroom & Master En-Suite
- Stunning Private Sauna
- Spacious Open Plan Kitchen/ Dining and Living Space
- Practical Utility Room
- Private Rear Garden & Balcony
- Popular Location
- EPC - D



Don't miss out on the chance to own a stunning 3-bedroom mid-terraced property situated in the highly coveted Hustyns Village. Featuring a spacious open plan kitchen, living and dining area as well as a luxurious private sauna, this property is truly exceptional and a rare find.

Located in the tranquil and desirable Hustyns Village, lies Sunflower, an exceptional four-bedroom residence with an exceptional master suite that features an en-suite bathroom with twin basins, a bath, shower room, and a sauna. The ground floor living area boasts a spacious open-plan design with a dining area, kitchen area, and living space. A captivating feature fireplace adorns the living space while the harmonious blend of high-quality finishes, modern design, and abundant natural light creates an impressive atmosphere. The property offers a capacious patio area, terraced lawn, and an expansive rear garden.

As you enter the property, a remarkable and airy living area comprising of a kitchen, dining, and living room greets you. The dining area is expansive enough to accommodate a ten-seater table, while the living space showcases an impressive feature fireplace. The well-fitted kitchen comes with a breakfast bar and built-in appliances. The internal hall leads to the bathroom and two of the bedrooms. The family bathroom features a spacious room with a shower over the bath, a WC, a hand basin, and ample storage space. One of the bedrooms has a window to the rear, built-in storage and is designed as a twin room, while the other is a generously proportioned double bedroom with an en-suite shower room, WC, and hand basin. The property also offers a spacious utility room with plumbing for utilities.



On the upper floor, an outstanding master suite awaits, with two spacious walk-in wardrobes, a private balcony with views over the garden, and abundant additional storage space. The well-appointed en-suite bathroom is nothing short of remarkable, boasting a jet bath, twin basins, a WC, a bidet, and a spacious shower room with a built-in shower, Velux style window to the rear, and a built-in bench seat. The opposing side of the en-suite hosts a luxurious sauna with a heating system, providing a perfect setting to relax and unwind.

The property enjoys a generous front garden with a large patio area perfect for afternoon relaxation, a terraced lawn with shrubs, and a path leading up to the access lane. To the rear of the property is another lawn area with a wall end boarder and a gate to a pathway. A viewing is highly recommended to appreciate the splendor of this stunning property.

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Wadebridge town is only a drive away with its pedestrianised centre, where you can find a cinema, a range of national retailers and local independent shops as well as a selection of cafés, pubs and restaurants. With Tesco and a 24 hour M&S Wadebridge situated at the top of West-Hill Wadebridge really does have everything you need. Wadebridge is the perfect place from which to explore the North Cornish countryside as well as being the gateway to the beautiful scenery and stunning beaches of Rock and Polzeath, both of which have excellent golfing facilities. The famous Camel Trail, a walk and cycle path that has replaced the old railway tracks from Bodmin to Padstow, runs through the town. You'll find attractive scenery and plenty of wildlife to be enjoyed along this riverside trail, a very pleasant, traffic free way to walk or cycle to Padstow and the coast, or inland through wooded valleys to Bodmin and the moor.



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

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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