



Bond
Oxborough
Phillips
Changing Lifestyles

50 & 50a Woodland Way,
Gunnislake,
PL18 9JA



Guide Price - £275,000



Changing Lifestyles

01822 600700



A rare and exciting opportunity to acquire a family home, with an additional one bedroom, self contained annexe, with a garage and parking...

- Fantastic, Niche Opportunity
- Offering a Three Bedroom Home
- Recently Renovated & Beautifully Presented
- Additional One Bedrooomed Annexe
- Garage & Off Road Parking
- Conservatory
- Low Maintenance Garden with Koi Pond
- Convenient Location



Divided across three meticulously designed floors, this stunning modern residence has been recently renovated and upgraded by its current owners, resulting in an abode of unparalleled elegance and functionality. Noteworthy features include a conservatory, a generously sized loft room complete with a dressing area, and an annexe that presents a lucrative income opportunity. Viewing this property in person is essential to fully grasp its magnificence!

The ground floor welcomes you with a luminous reception room, highlighted by a feature wooden mantle and patio doors that open to a veranda boasting a charming pond. The expansive, contemporary kitchen-dining room is outfitted with a built-in breakfast bar, provisions for a washing machine and dishwasher, and an integrated electric oven, hob, and extractor fan. Patio doors from the kitchen lead into the conservatory, making it an ideal space for entertaining guests!

Ascending to the first floor, you will find two double bedrooms and a chic bathroom that features a mixer shower over the bath. This floor also houses a dressing room and stairs leading to the second floor. Upon reaching the large loft room, you will encounter a versatile area bathed in natural light from two Velux windows, complemented by practical storage built into the eaves.

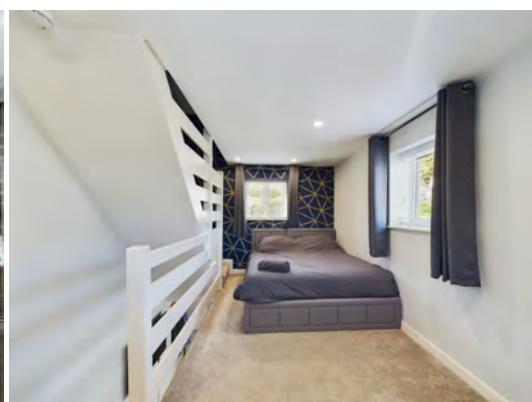


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The annexe is entirely self-contained, with its own private entrance on the side of the property. Spanning three levels, the ground floor comprises an open-plan living area and a kitchen space fitted with an electric hob, oven, and extractor fan, along with room for an under-counter fridge and freezer. The first floor accommodates a double bedroom, while the second floor reveals a bathroom with a shower over the bath and a convenient utility area with space for a washing machine and tumble dryer.

The front of the property features a veranda adorned with porcelain tiles and a captivating pond. The rear outdoor area is thoughtfully arranged over two levels: a patio space and an upper level with astro turf.

The property also boasts a garage with an electric door, and a doorway at the rear of the garage leading to a workshop or additional storage room. This meticulously presented modern home offers an exceptional living experience that is both luxurious and practical.



Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01822 600700** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Floor 0 Building 1



Floor 1 Building 1



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