

1 Green Hill Wadebridge PL27 6GD





Offers Over - £825,000







1 Green Hill, Wadebridge, PL27 6GD

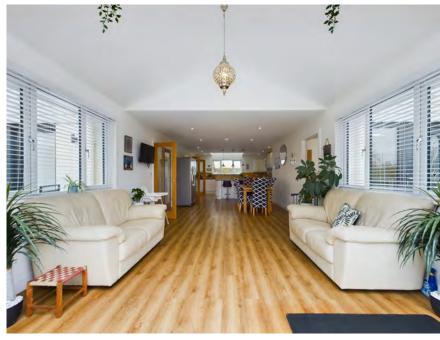
Nestled ust off Egloshayle in the ever-popular town of Wadebridge, sits a fabulous 4-bedroom detached home with modern living throughout...



- Impressive Detached Modern Home
- Four Double Bedrooms
- Four Bathrooms
- Stunning Views Over Wadebridge
- Spacious Open Plan Kitchen and Dining Room
- Practical Utility Room
- Private Rear Garden
- Off-Road Parking and Garage
- Solar panels
- Popular Town Location
- EPC A
- Council Banding- F







Nestled on Green Hill, just off Egloshayle in the ever-popular town of Wadebridge, this exceptional 4-bedroom detached home boasts a sleek, modern design and high-quality finishes throughout. Offering both style and functionality, this home is perfect for families or those seeking contemporary living in a desirable location.

The heart of the home is the impressive open-plan kitchen and dining area, featuring premium built-in appliances, clean lines, and bifold doors that open seamlessly onto the garden. From here, you can enjoy sweeping views over Egloshayle Village and beyond, making it the perfect space for entertaining or simply relaxing.

The ground floor also includes a bright, spacious living room with sliding doors that allow access to the garden and flood the room with natural light, enhancing the home's airy feel. A convenient utility room, a W/C, and a generously sized ground-floor bedroom with its own en-suite complete the layout. The attached large single garage offers ample storage or secure parking.

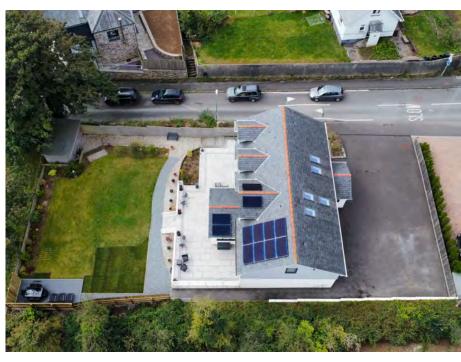
Upstairs, the home continues to impress with three further bedrooms. Two of the bedrooms feature luxurious en-suites and walk-in wardrobes, providing a touch of elegance. The modern family bathroom serves the third bedroom, while an additional utility area with extra storage space and the boiler completes the upper floor.

Outside, the property boasts an expansive garden with a patio, perfect for outdoor dining and entertaining. A decking area adds to the outdoor appeal, along with a shed for extra storage. The large driveway provides ample parking for multiple vehicles, complemented by the attached garage and additionally the property boasts solar panels.

With its spacious layout, abundance of natural light, and meticulous attention to detail, this home truly ticks all the boxes. Whether you're drawn to the stunning views, the ample storage, or the modern design, a viewing is highly recommended to appreciate everything this property has to offer.

Changing Lifestyles

Wadebridge town is only a short walk 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.











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for more information or to arrange an accompanied viewing on this property.

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Floor 1

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