

8 St Giles Drive
Wadebridge
PL27 6DS



Guide Price - £750,000



8 St Giles Drive, Wadebridge, PL27 6DS



Set in the heart of Wadebridge a fabulous four bedroom detached home, with generous living space throughout.

- Impressive Detached Modern Home
- Family Bathroom & Master En-Suite
- Large Sunroom Extension
- Integral Double Garage
- Detached 1 Bedroom Annex
- Private Rear Garden
- Off-Road Parking
- Popular Town Location
- Council Banding - F
- EPC - TBC



Nestled in the popular town of Wadebridge, 8 St Giles Drive presents a wonderful opportunity to own a well-designed, versatile home. This 4-bedroom detached property boasts ample space for both relaxation and entertaining, blending comfort with functionality.

Upon entering, you're welcomed by a bright hallway that sets a warm tone for the home. To the right, you'll find a convenient downstairs W/C, while to the left lies the spacious living room—a perfect spot to unwind with family and friends on cosy evenings.

Continuing through, you're greeted by an open-plan kitchen and dining area, offering an ideal setting for both cooking and social gatherings. The kitchen is thoughtfully designed with plenty of worktop space, and the dining area can comfortably accommodate a large table, making it perfect for family meals. The current owner has styled this space as a kitchen/snug area, showcasing the property's versatility to adapt to various needs.

At the heart of the home is a stunning sunroom extension, featuring expansive bifold doors that seamlessly blend indoor and outdoor spaces. This room is a standout feature, offering a year-round retreat with ample natural light and direct access to the private rear garden. Whether it's hosting gatherings or relaxing with a book, this space truly elevates the home's appeal. From the sunroom, there's convenient access to a large double garage, adding practicality to the property.

Heading upstairs, the home features four well-sized bedrooms. The master bedroom is particularly luxurious, with a private en suite and a walk-in wardrobe, creating a perfect sanctuary. A stylish family bathroom completes the upper floor, fitted with a bath, basin, and W/C.

Externally, 8 St Giles Drive impresses with its thoughtful design and amenities. To the front, ample parking for multiple cars is provided, while side access to the rear garden makes navigating the property easy. The large, private garden is ideal for summer activities, with plenty of space for play, relaxation, and gatherings. Adding further versatility, a one-bedroom annex is included with the property, ideal for use as a home office, guest suite, or even a rental opportunity. A small store room rounds off this family-friendly home.

With its ideal location, spacious layout, and impressive sunroom extension, 8 St Giles Drive is a must-see. Early viewing is highly recommended to fully appreciate all this home 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.



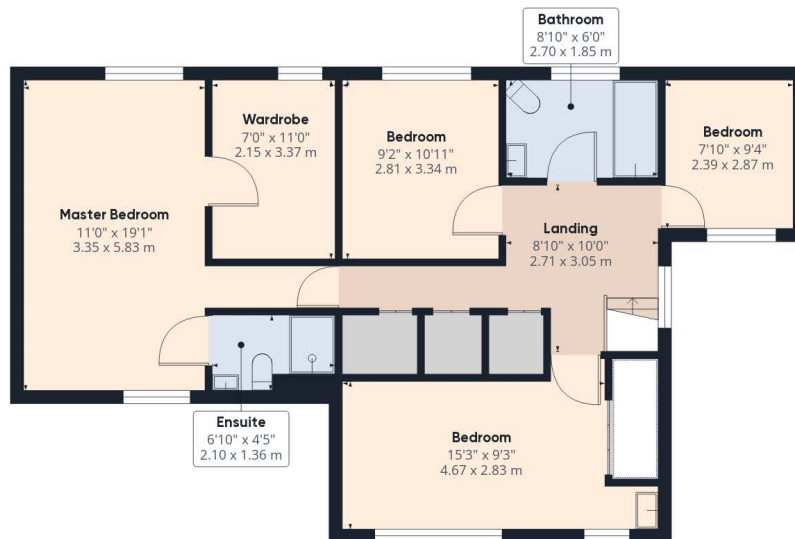
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

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Floor 1 Building 1

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