



Bond
Oxborough
Phillips

Changing Lifestyles

46 Foxdown Manor

Wadebridge

PL27 6BD



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £375,000



Changing Lifestyles

01208 814055

46 Foxdown Manor, Wadebridge, PL27 6BD



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

- Impressive Detached Home
- Family Bathroom & Master En-Suite
- Integral Garage with Electric Roller Door
- Modern Kitchen
- Large Living/Dining Room
- Private Rear Garden
- Off-Road Parking
- Popular Town Location
- Council Banding - D
- EPC - C



This delightful 4-bedroom detached family home is nestled in a sought-after close within the charming town of Wadebridge. Perfectly designed for family living, the property offers a fantastic combination of spacious interiors and versatile living spaces.

Upon entering, you are welcomed onto the top floor where a hallway spans across the level, leading to 3 of the 4 bedrooms. Each of these rooms is generously sized, offering plenty of space for double beds and additional furnishings. The master bedroom benefits from built-in storage and a luxurious en suite, providing a perfect retreat for the homeowners. A well-appointed family bathroom with a bath and shower unit, basin, and W.C completes the first floor.

Downstairs, the ground floor comprises a well-equipped kitchen with modern appliances that overlooks the rear garden, making it an ideal spot for both cooking and socialising. The spacious living and dining room offers ample room for entertaining or relaxing, with the added benefit of being a bright and comfortable space to unwind. The fourth bedroom, currently used as a studio, is equally versatile and would easily accommodate a double bed, showcasing the home's flexibility.



Externally, the property boasts a patio area with an additional shrubbed space, providing an opportunity to further enhance and tier the garden to create a beautiful outdoor retreat – something already seen in neighbouring properties. To the front of the home, a front garden area with parking and an integral single garage with an electric roller door complete the property.

A viewing is highly recommended to truly appreciate the space and potential this fantastic family 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.



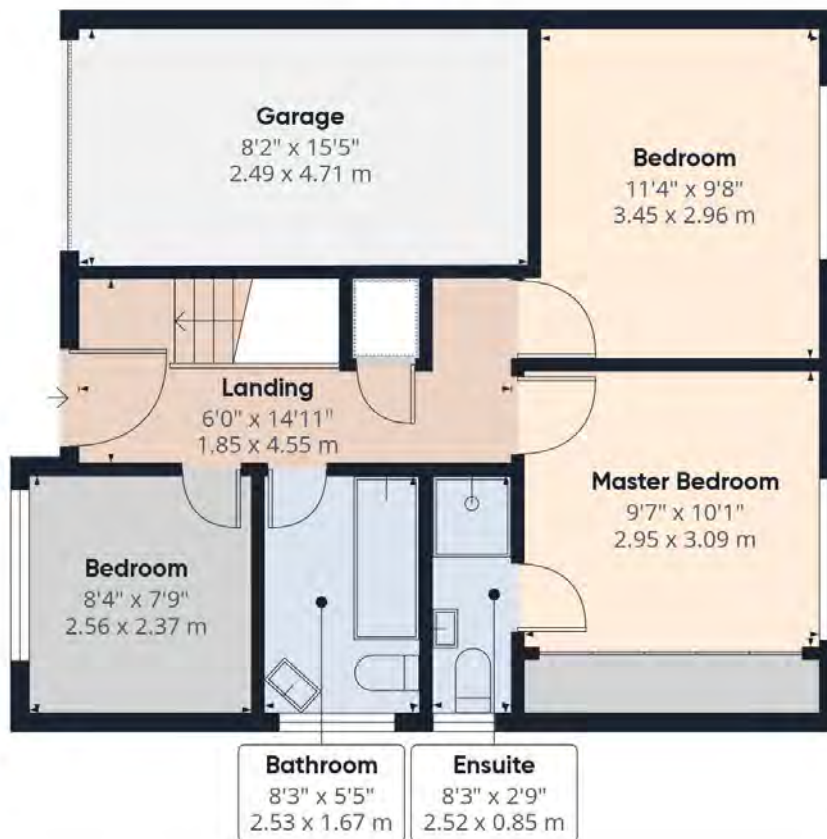
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Floor 0



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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.