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Oxborough
Phillips

Changing Lifestyles

29 Victoria Park
Wadebridge
PL27 6DZ



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £560,000



Changing Lifestyles

01208 814055

29 Victoria Park, Wadebridge, PL27 6DZ



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

- Impressive Detached Modern Home
- Family Bathroom & Master En-Suite
- Modern Kitchen/Dining Room
- Practical Utility Room with Garage Access
- Private Rear Garden
- Solar included with two Storage Batteries
- Off-Road Parking with Car Charger
- Integral Double Garage with Electric Roller Door
- Great Family Home!
- Popular Town Location
- Council Banding - E
- EPC - tbc



Welcome to 29 Victoria Park, a beautifully presented 4-bedroom detached family home located within the heart of Wadebridge. This property offers an abundance of space, modern comforts, and energy-efficient features, making it the perfect choice for family living.

Upon entering, you are greeted by a truly wow-factor kitchen/dining space. The current owners have thoughtfully opened up this area, creating a light and airy atmosphere that is perfect for entertaining. The recently fitted kitchen is both stylish and practical, featuring modern appliances, plenty of worktop space, and a central island that adds a social element to the room. The space is further enhanced by a designated dining area, making this an ideal spot for enjoying meals with family and friends. Adjacent to the kitchen is the sunroom, providing a tranquil space to relax and enjoy the outdoors from the comfort of your own home.

On the ground floor, you'll also find a generous separate living room, offering ample space for large furnishings and the perfect setting to unwind in the evening. A convenient bathroom with a W.C., shower, and basin is located nearby, along with a handy utility room, providing a practical area to store white goods and household essentials. Access to the large double garage is also available from this space. This garage is a standout feature, boasting an electric roller door, loft storage, and plenty of room for a car – a true dream for homeowners!

Heading upstairs, you will discover 4 spacious double bedrooms, each tastefully decorated to create a comfortable and restful environment for a growing family. The master bedroom is a true retreat, complete with a private en-suite bathroom featuring a walk-in shower, W.C., and basin for added luxury. The top floor also includes a large family bathroom and a useful storage cupboard.

Externally, this property continues to impress. The front of the home offers private parking, with potential for additional spaces if needed. To the rear, a raised decking area provides an ideal space for outdoor entertaining, allowing you to enjoy the stunning Cornish weather. Side access is also available, making this a practical and versatile property for all your family's needs.

In addition to the spacious living areas and fantastic location, 29 Victoria Park offers sustainable living and energy efficiency. This property is equipped with a fully integrated solar energy system designed to deliver long-term energy savings and greater energy independence. The system includes cutting-edge Trina 395W solar panels, a GivEnergy 3kW inverter, and 19kWh of battery storage, ensuring you benefit from reduced energy costs while contributing to a greener future.

With the added bonus of the Octopus Energy tariff, you can charge your solar batteries at a fraction of the cost, and even charge an electric vehicle (EV) at a significantly reduced price. The MyEnergi Zappi v2 EV charger works seamlessly with the solar system to further reduce your energy expenses. In addition, the system comes with full certification and a 10-year workmanship warranty for peace of mind.

This property is not only a great place to live but also an investment in a sustainable lifestyle. With its blend of comfort, modern living, and energy efficiency, 29 Victoria Park is a fantastic family home and should be seriously considered.



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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



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.

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.