



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

4 Ridgeley Close  
Wadebridge,  
PL27 6FQ



**OIEO Price - £600,000**



# 4 Ridgeley Close, Wadebridge, Cornwall, PL27 6FQ



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

- Impressive Detached Modern Home
- Family Bathroom
- Stunning views over Wadebridge
- Spacious Kitchen
- 3 Stunning Floors
- Private Rear Garden
- Off-Road Parking for 4 Cars
- Detached double Garage
- Popular Town Location
- EPC- B
- Council Banding - E

Arguably the best plot on the development, this outstanding five bedroom home offers outstanding views over Wadebridge and the Camel estuary. The property is superbly finished throughout and offers the benefit of a spacious parking area, double garage and spacious gardens. There is even a private gate leading to the track behind Egloshayle road allowing for easy walking access to the town. This generously proportioned home needs to be seen to truly understand its size and incredible position.

Upon entering you are greeted by an entrance hallway with stairs to the lower ground floor and first floor as well as doors leading to the three bedrooms, the family bathroom and the living space. Bedroom five is currently used as a study and has a window to the front. Bedroom four is a spacious double bedroom with further window to the front. The family bathroom is finished to a very high standard and offers a spacious shower, WC and hand basin. The master is once again a spacious double, this time offering superb views over Wadebridge and the camel estuary via its large windows and double doors with Juliette balcony. The master also benefits from a superb en-suite with spacious shower, WC and hand basin. The living space is also able to benefit from the superb views with its identical large windows, double doors and Juliette balcony.



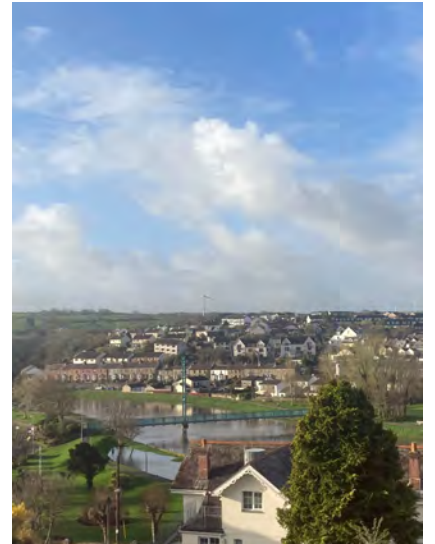
Downstairs is dedicated to an expansive kitchen dining room. The kitchen end is finished to a high standard and offers a range of fitted units with a range of built in appliances. A window to the rear affords views over the town and garden areas. A handy island unit separates the kitchen and dining areas allowing for a superb entertaining space. The dining area is very spacious and offers bi-folding doors to the rear making for a superb link between outside and inside entertaining areas. These doors lead out to a patio area making summer barbeque's a true pleasure.



On the top floor there are two further bedrooms and an additional bathroom. Bedroom two is a spacious double bedroom with bags of space for storage and windows to the front and rear. Across the landing the third bedroom, this spacious double has a spacious dressing room attached ideal for additional storage and a window to the front. The bathroom offers a bath, WC and hand basin all finished to a very high standard.

Outside the property offers a spacious parking area with space for four cars and a double garage with up and over door. In the garden there are a range of different areas including spacious lawn, planted beds, vegetable patch and even a cosy private seating area. There is also a handy access gate to the lane to the rear of Egloshayle road making walking into town easy.

# Changing Lifestyles



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:

# Changing Lifestyles



Floor 0



Floor 1



Floor 2

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