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 ESTATE AGENTS



9 Polpennic Drive, Padstow
£395,000

Three Bedrooms with Master En-Suite
 Super Stylish & Contemporary Accommodation
 Modern Fully Integrated Kitchen
 Enclosed Garden & Patio
 Detached Garage & Driveway Parking
 Just a short walk from the Harbour, Shops & Local School
 The Perfect Family Home with Planning Permission to Extend

This super stylish & contemporary three bedroom home with enclosed garden, garage & parking is chain free & located in a new residential area just a short walk from the harbour, restaurants & shops of the vibrant & picturesque town of Padstow.

For further information about this property please visit our office or call us on

01841 532555



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Registered Office
 1 North Quay Padstow Cornwall PL28 8AF

VAT Registration No: 6759665 67
 Registered in England 4991702

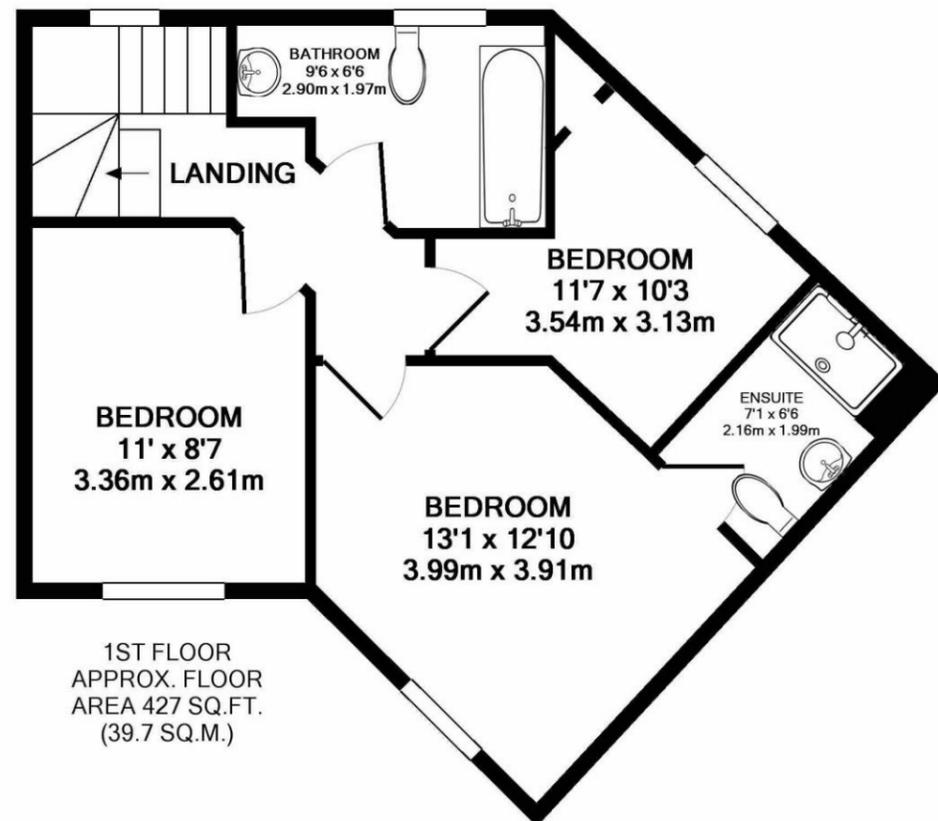
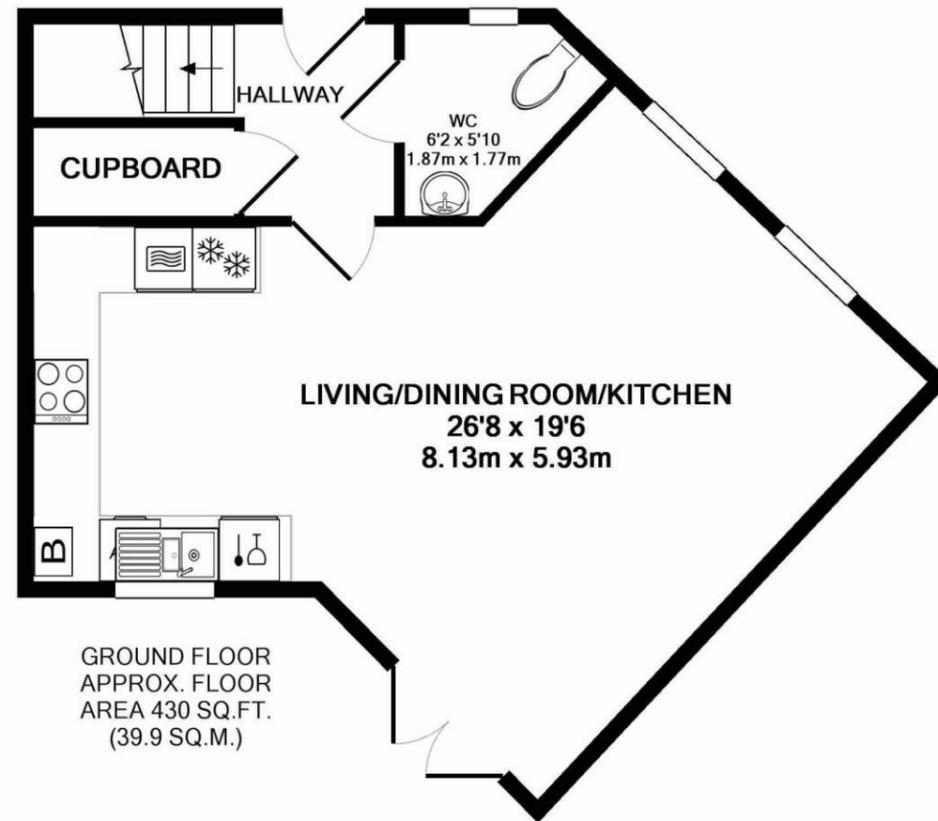
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TOTAL APPROX. FLOOR AREA 857 SQ.FT. (79.6 SQ.M.)



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9 Polpennic Drive is a modern family home, exquisitely presented in a contemporary yet homely style, located in a favoured residential area just a few minutes walk from the harbour, restaurants and shops of the vibrant and picturesque town of Padstow.

The property is impeccably presented with an inviting open plan living space, three bedrooms, sleek integrated kitchen and stylish bespoke bathrooms. With a calming neutral palette and soft pile carpets which compliment the engineered oak floors, this home has a harmonious flow and an enormous amount of natural light.

Polpennic Drive was completed in 2016 and number 9 benefits from the remainder of the 10 year building guarantee. Within the kitchen can be found a contemporary range of high gloss floor and wall cabinets, drawers and pan drawers fully integrated with an eye level multifunction double oven, grill and microwave. A four ring gas hob with glass extractor above, full size dishwasher, washing machine and tall fridge and freezer complete the built in appliances. The cabinets are topped with a square edge granite work surface and upstands and complete with LED undercounter lighting. The ground floor living space is of open plan design and flows seamlessly from lounge to dining area to kitchen with a dual aspect meaning there is an abundance of natural light, especially from the patio doors that open to the enclosed garden. The ground floor is complete with a stylish cloakroom, entrance hall and understairs storage cupboard.

Moving upstairs to the first floor, the principal bathroom and master en-suite shower room each feature crisp white contemporary sanitary ware together with chrome heated towel rails and stylishly distinctive tiling. There are three bedrooms, two of which are genuine doubles while the third is a single with recessed storage. Other features of note include UPVC double glazed windows throughout, mains gas central heating with modern combination boiler and convector radiators, a stylish composite front door and planning permission to add a single storey side and rear extension, plans of which are available on request.

Adjoining the side and rear of the house is a landscaped garden, encompassing a paved patio and lawn enclosed by a timber fence and boundary wall. There are gates to the side and rear, the latter leading to the single garage. There is an annual communal service charge of £380 which contributes to the upkeep of the communal areas. Services to the property include mains metered water, electricity gas and drainage.

9 Polpennic Drive is the perfect 'turnkey' family home but would equally suit as a successful buy to let or second home for those wishing to experience the charm of Padstow with the added benefit of low maintenance gardens and driveway parking.

The historic and picturesque fishing town of Padstow is located on the North Coast of Cornwall and offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6 and of course Rick Steins esteemed Seafood restaurant. An Area of Outstanding Natural Beauty, there are several sandy beaches within 2 to 4 miles as well as the championship golf course at Trevoze. The town also has a supermarket and excellent Primary School. For more extensive shopping facilities, the thriving market town of Wadebridge is just 7 miles distant and offers a fine selection of shops and amenities including a sports centre, cinema, a primary and secondary school and a selection of supermarkets. The nearest mainline station is Bodmin Parkway which is approximately 20 miles distant with the nearest airport at Newquay approximately 14 miles away.

To find 9 Polpennic Drive, head towards Padstow on the A389. As you approach Padstow, turn left into Polpennic Drive and number 9 can be found along on the right hand side. The postcode for satellite navigation is PL28 8FL.

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