



Jackie Stanley Estate Agents
 1 North Quay
 Padstow
 Cornwall
 PL28 8AF

t: 01841 532555
 e: sales@jackie-stanley.co.uk



Jackie Stanley
 ESTATE AGENTS



Brand New Contemporary Detached Home
 Three Floors of High Specification Interiors
 Four Double Bedrooms/Three En-Suites
 Sleek Modern Kitchen with Integrated Neff Appliances
 Stylish Bathrooms & Ground Floor Underfloor Heating
 Enclosed Landscaped Garden & Ample Driveway Parking
 Walking Distance of the Vibrant Harbour, Cafes & Restaurants

33 Grenville Road, Padstow
£550,000

This brand new four bedroom/three en-suite detached property has over 2200 square feet & three storeys of stylishly contemporary accommodation with landscaped gardens & ample driveway parking, situated in a quiet residential area 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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Situated on the immediate outskirts of the picturesque harbour town of Padstow, in a quiet residential area within a short walking distance of the local school, doctors surgery and the vibrant working harbour is 33 Grenville Road. This brand new contemporary dwelling was completed in 2019 to exacting standards with a light, bright, stylish finish.

Providing over 2200 square feet and three storeys of spacious accommodation, noteworthy features include oak floors and internal doors, external UPVC double glazed windows and doors, slate hanging detail, underfloor heating throughout the ground floor, a sleek high specification kitchen complete with integrated Neff appliances, four genuine double bedrooms including three stylish en-suite bathrooms with premium sanitary ware, a separate utility room and a snug/office. The main living space is of an open plan nature with bi-fold doors opening onto the rear garden and a freestanding wood burning stove creating a focal point to the room. Of further interest is the Juliette balcony in the master bedroom and the second floor suite which includes a dressing room and plenty of eves storage.

The enclosed rear garden is of a low maintenance design, mainly laid to lawn with a raised patio terrace immediately to the rear of the house creating a useable space for al fresco dining to the south westerly aspect. The garden is fully enclosed and private with solid timber fencing and side gates. To the front is a grey block paved driveway with ample off road parking for several vehicles and, again, solid timber fencing to one side.

33 Grenville Road is offered with no onward chain and we at Jackie Stanley recommend an internal inspection to fully appreciate the quality of finish and contemporary nature of this fine, brand new property.

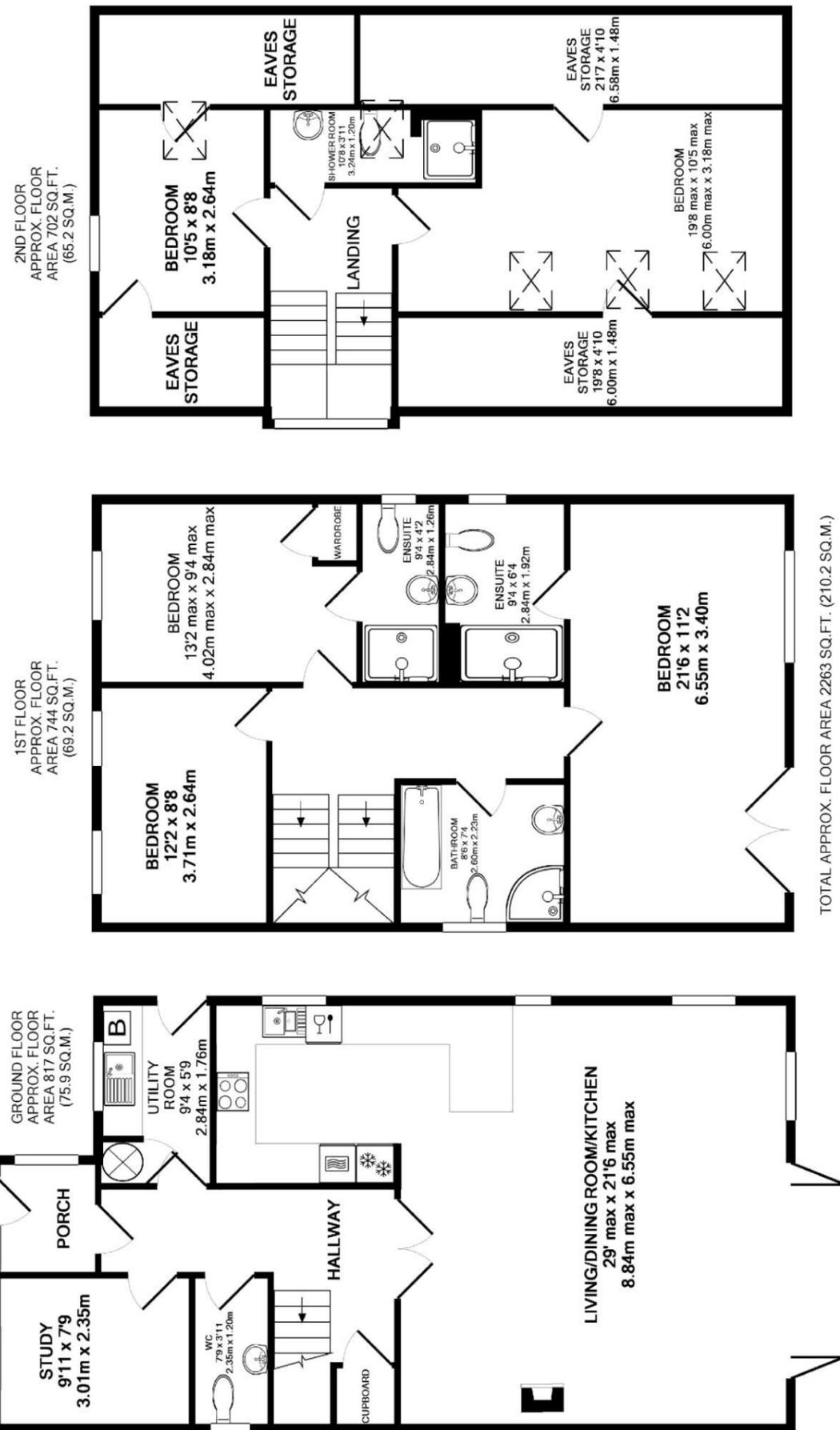
Services to the property include mains water, electricity, gas & drainage with superfast fibre optic broadband available for connection.

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, cool seafood bar Prawn On The Lawn and of course Rick Steins esteemed Seafood restaurant. An area of outstanding natural beauty, there are an abundance of sandy beaches within 2 to 4 miles as well as the championship golf course at Trevose. The town also has a supermarket and excellent Primary School. For more extensive shopping facilities, the thriving market town of Wadebridge is just seven 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 twenty miles distant with the nearest airport at Newquay approximately fourteen miles away with domestic and international flights.

To find 33 Grenville Road, drive towards Padstow on the A389. As you approach Padstow, turn left onto Grenville Road just before Padstow School. Follow Grenville Road down for approximately 300 yards and number 33 can be found along on the left hand side. The postcode for satellite navigation is PL28 8EX.

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TOTAL APPROX. FLOOR AREA 2263 SQ.FT. (210.2 SQ.M.)