

11 Sarahs Close

PADSTOW



Jackie Stanley
ESTATE AGENTS



- ***Spacious Detached Bungalow***
- ***Three Bedrooms, Master En-Suite & Family Bathroom***
- ***Enclosed Garden with Large Patio & Storage Sheds***
- ***Attached Garage & Ample Driveway Parking***
- ***Gas Central Heating & UPVC Double Glazing***
- ***Popular & Convenient Residential Location***
- ***Situated within a Short Walk of the Vibrant Harbour, Cafés & Restaurants***



Located within a quiet and favoured residential cul-de-sac in the historic harbour town of Padstow, is 11 Sarahs Close. This spacious three bedroom detached bungalow is just a short walk from the harbour and extensive range of cafés, public houses and restaurants that this vibrant coastal village has to offer. With three bedrooms, enclosed garden, a garage and driveway parking, 11 Sarah's Close presents a superb opportunity to purchase a home or indeed holiday home on the North Cornish coast.

As the accompanying floorplan illustrates, the accommodation includes three double bedrooms, two with built in wardrobes and the master with a handy en-suite shower room as well as a main family bathroom. The living room has an electric fire and can accommodate both sofas and dining room furniture with an entrance porch separating this room from the main front door. The kitchen is fitted with a range of wooden fronted cabinets and drawers with an integrated oven, grill and hob and space for freestanding fridge, dishwasher and washing machine. There is also an access door to the driveway.

To the front of the property is a block paved driveway which extends down the side towards the garage with gated access. To the rear is a fully enclosed low maintenance garden with a small area of lawn, paved patio, flower beds and Cornish stone boundary wall. There is an extensive range of garden storage sheds and a personal door to the single garage which has an up and over door, power and light. Finally, there is a further area of enclosed garden to the far side of the house. Services to the property include mains water, gas, electricity and drainage. EPC rating C. Council tax band E.

11 Sarahs Close, Padstow, PL28 8BJ

£460,000 guide



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"A spacious three bedroom detached bungalow
 in a popular and convenient residential location"

The historic and picturesque fishing town of Padstow is located on the North Coast of Cornwall and offers an extensive range of cafés, 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 Trevose. 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 11 Sarah's Close, drive towards Padstow on the A389. As you approach Padstow, turn right at signs for Sarah's Lane and pass the entrance to Tesco's. Sarah's Close is the next turning on the left and number 11 can be found along of the left hand side. The postcode for satellite navigation is PL28 8BJ. What3words: arise.pitch.keener

