

3 Sea Breeze Close

TREKNOW



Jackie Stanley

ESTATE AGENTS





- **Immaculately Presented Contemporary Detached Bungalow**
- **Air Source Underfloor Heating System & Wood Burning Stove**
- **Stylish Kitchen with AEG Appliances**
- **Three Double Bedrooms & Two Modern Bathrooms including Master En-Suite**
- **Integral Garage & Ample Driveway Parking**
- **Private & Enclosed South Facing Lawned Garden & Block Paved Patio**
- **Tranquil Hamlet just moments from the Beach at Trebarwith Strand & South West Footpath**



Just a five minute drive or fifteen minute walk from the sandy, surfing and dog-friendly beach at Trebarwith Strand is this immaculately presented, deceptively large and thoughtfully designed detached three bedroom bungalow with a welcoming and contemporary ambience.

Built in 2020, 3 Sea Breeze Close is one of four high specification homes and part of a select development by highly regarded local builders G Climo & Sons. This instantly impressive property is situated in a tranquil and elevated position in the pretty coastal hamlet of Treknow on the rugged North coast of Cornwall, an area of outstanding natural beauty and with immediate access to the south west coast path via the adjacent byway and public footpaths.

Noteworthy features include an air source underfloor heating system throughout, AEG kitchen appliances, low wattage LED lighting, a composite multi locking front door, modern anthracite grey UPVC double glazed windows and external doors, internal oak doors and brushed steel door furniture.

The accommodation comprises an inviting spacious entrance hall with ample storage cupboards and all rooms leading off. There are three double bedrooms, one with a stylish en-suite shower room and a further contemporary family bathroom complete with shower enclosure and panelled bath. To the rear of the property is the principal living area, a light open space for living and dining with sliding patio doors opening to the garden and an eye catching wood burning stove sat centrally. The kitchen is stylish and tasteful, fitted with a comprehensive range of light grey floor and wall cabinets and drawers accompanied by integrated appliances which include an eye level oven and grill, ceramic hob, tall fridge/freezer, dishwasher and composite sink.

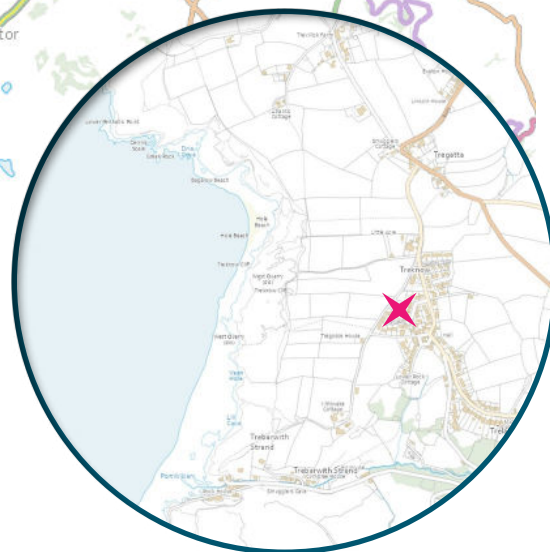
Furthermore, there is an integral garage with electric roller door and a dedicated utility area offering a range of floor and wall cabinets as well as plumbing for a washing machine and a sink. The garage has been built to the same specification as the rest of the property, fully insulated and therefore easily converted into additional living accommodation or a forth bedroom.

The gardens at 3 Sea Breeze Close are south facing and offer low maintenance landscaping with seclusion and privacy. An area of lawn is combined with a block paved terrace across the back of the property with paths down both sides to the front. There is also a timber garden shed and covered sun terrace. To the front is a lawn and block paved driveway for several vehicles. Services to the property include mains water, electricity and drainage with an air source underfloor heating system.

**3 Sea Breeze Close, Treknov**  
**PL34 0BL £425,000 guide**



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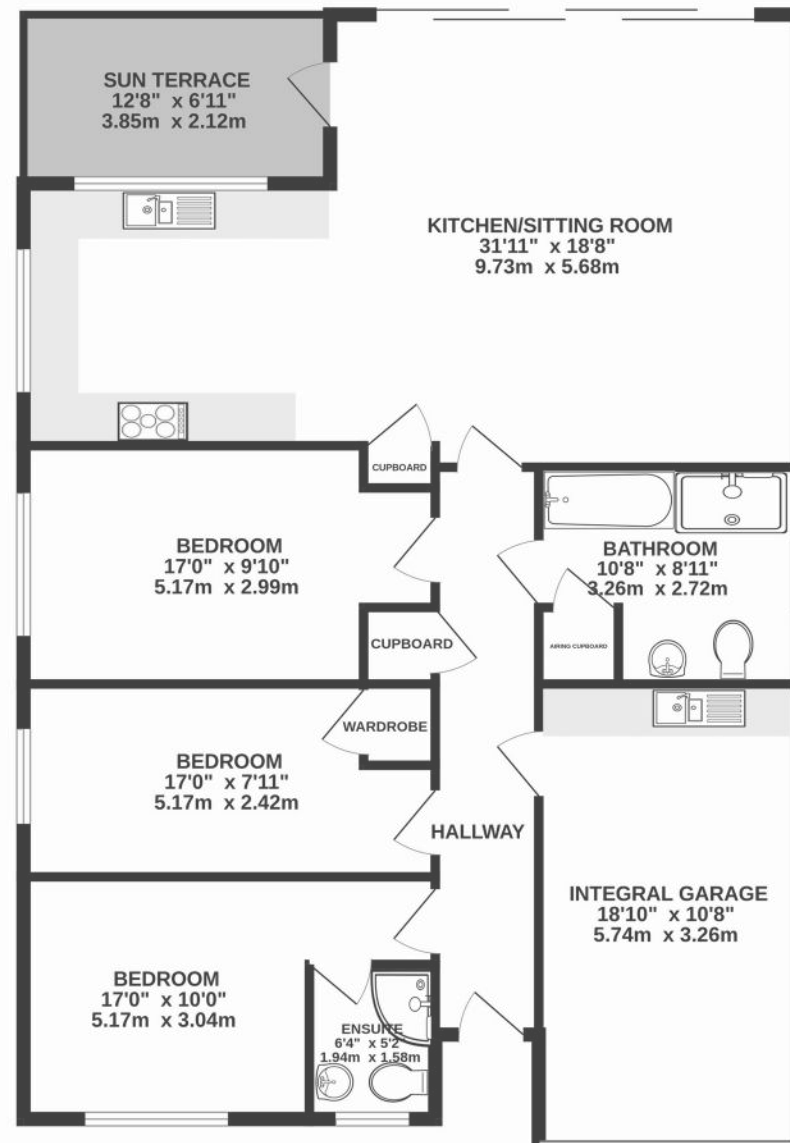
EPC rating C. Council tax band D. Ofcom suggest superfast broadband availability. Ofcom suggest 4G mobile coverage.

3 Sea Breeze Close is an instantly impressive contemporary home and we at Jackie Stanley highly recommend an internal viewing to fully appreciate all that the property has to offer.

Treknaw is a small and peaceful hamlet situated on the North coast of Cornwall between the villages of Trebarwith Strand and Tintagel. The stunning tidal beach at Trebarwith Strand is a 10 to 15 minute walk through the valley via footpaths which is popular with tourists throughout the year. Trebarwith provides several beach shops, two cafes and The Port William cliff top bar & restaurant with its staggering sea views. There are beautiful cliff top walks either side of the valley with one direction leading to Tintagel and the other to Port Isaac. Further up the valley are lovely woodland walks and the popular Mill House pub and restaurant. A range of local amenities can be found in the neighbouring village of Tintagel offering a pharmacy, infant and primary schools, a selection of restaurants and public houses and a post office. The village is also famed for its links to the legend of King Arthur and is home to the castle ruins. For a more comprehensive range of shopping facilities, the towns of Wadebridge and Camelford are within easy reach by car.

To find 3 Sea Breeze Close, follow the A39 from Wadebridge signposted to Camelford. After approximately 9 miles, turn left onto the B3266 signposted to Boscastle and Tintagel. Follow the B3266 for approximately 2 miles and then turn left onto the B3314 signposted to Tintagel. After 300 yards, turn right onto the B3263 signposted to Trebarwith Strand and Tintagel. Follow this road for approximately four miles and then turn left signposted to Treknaw. Follow this lane for approximately 350 yards and then bear right when the road forks. The entrance to Sea Breeze Close can be found approximately 200 yards along on the left hand side. The postcode for satellite navigation is PL34 0BL. What3words: lilac.huts.piston

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TOTAL FLOOR AREA : 1359 sq.ft. (126.2 sq.m.) approx.