

76 Foxdown

WADEBRIDGE



Jackie Stanley
ESTATE AGENTS



- **Fully Updated Modern Link Detached House**
- **Super Convenient Residential Location in Bustling Wadebridge**
- **Three Bedrooms with Modern Family Bathroom**
- **Contemporary Fully Equipped Kitchen & Separate Utility Room**
- **Comfortable Living Room with Large Bay Window**
- **Fully Enclosed Landscaped Rear Garden with Raised Terrace**
- **Single Garage with EV Charger & Driveway Parking**
- **Far Reaching Views Across the Town**

76 Foxdown is a beautifully refurbished and modernised three bedroom link detached family home located within a quietly elevated residential area to the Eastern side of the market town of Wadebridge.

Number 76 boasts wonderful far reaching views across the town to the Camel Estuary and beyond and occupies a corner within the cul-de-sac offering driveway parking, a single garage with EV charger and enclosed suntrap rear garden.

Number 76 has been fully refurbished and modernised by our clients to now offer a turn key home. Improvements include a single storey rear extension which has provided a spacious kitchen/dining room, UPVC windows and doors, replacement carpets and fresh decoration throughout in a soft neutral palette.

The accommodation comprises a contemporary white gloss kitchen with a comprehensive range of floor and wall cabinets and drawers with contrasting work surfaces, a tiled splashback and integrated eye level oven and microwave, stainless steel extractor and ceramic hob, dishwasher and wine chiller. There is ample space for a dining room and table and chairs and the room is full of natural light with French doors through to the living room. Separately and conveniently is the utility room with space and plumbing for white goods. The living room is comfortable and hugely light, having a bay window to the front elevation with a south west orientation and far reaching views across the town.

Up on the first floor are three bedrooms, two of which are considered doubles both with a range of built in wardrobes. The family bathroom is contemporary in nature with crisp white sanitary ware, thermostatic shower over bath, modern white wall tiles and a chrome heated towel rail. The first floor landing window provides a perfectly framed westerly view all the way to St Minver Church in the distance.

The rear garden is fully enclosed and extremely private with a combination of wall and fenced boundaries. The raised lawn and decked terrace/seating area is a true suntrap enjoying late morning sun right through to sunset. The elevated position of the house provides views across town taking in the River Camel, as well as west as far as St Minver.

76 Foxdown, Wadebridge, PL27 6BD
£369,950 guide



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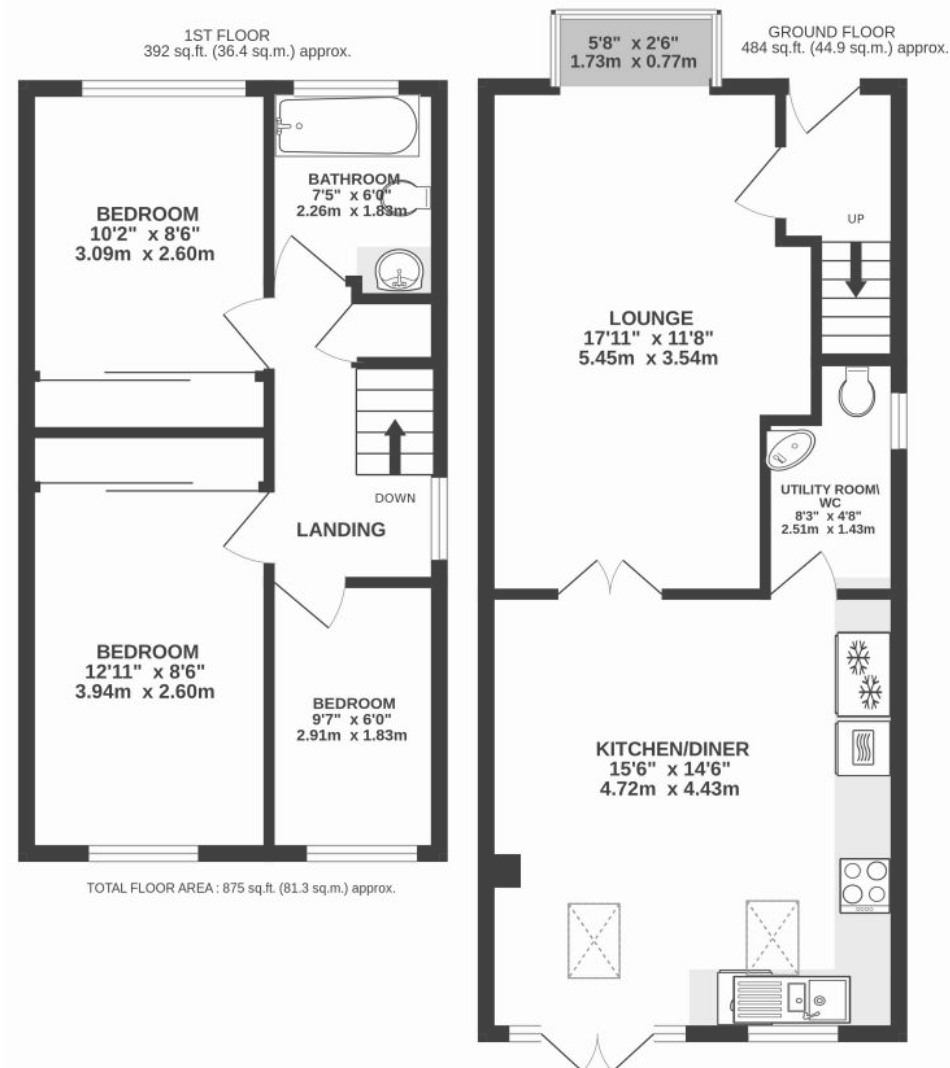


To the rear is a paved driveway with parking for one vehicle and a single garage with up and over door and EV charger for electric vehicles. To the front of the house is a small lawn, steps leading up to the front door and a beautiful blossom tree.

Services to the property include mains gas, water, electricity and drainage. EPC rating C. Council tax band C. Ofcom suggest ultrafast broadband availability. Ofcom suggest 5G mobile connectivity.

Wadebridge is a thriving market town on the river Camel, which offers a fine selection of shops and amenities including a sports centre, cinema, a primary and secondary school and a selection of supermarkets. Wadebridge also enjoys the Camel Trail, a popular and almost level cycle route which runs between Padstow and Bodmin, formerly the railway track. The historic and picturesque fishing town of Padstow is just six miles distant 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. The nearest station is Bodmin Parkway which is approximately 15 miles distant as is the nearest airport at Newquay.

To find 76 Foxdown, from Egloshayle Road take the turning to West Park. Follow West Park as the road bares right and then left before turning right onto Broomfield Road. Take the next left onto Branksome Drive. At the top of the road turn left onto Marshall Avenue and follow until the next T junction. Turn right onto Foxdown and number 76 can be found further up on the right hand side. The postcode for satellite navigation is PL27 6BD. What3words: ametag.stumps.audit



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