5 Hawkins Road

PADSTOW

Jackie Stanley

ESTATE AGENTS

- *Quiet Residential Setting*
- *Three Double Bedrooms & Modern Bathroom*
- *Separate Living & Dining Rooms with Fitted Kitchen*
- *Driveway Parking for Four Vehicles*
- *Pretty Enclosed Rear Garden & Patio*
- *Original Post War Outbuilding with Shower & WC*
- *Situated within a short walk of the Harbour, Cafes & Restaurants of Picturesque Padstow*

Situated within a quiet and established residential area of Padstow, 5 Hawkins Road is a well-presented three double bedroom semi-detached home, offering comfortable accommodation, ample off-road parking and a pleasant enclosed rear garden.

The property has an attractive and distinctive exterior, with brick elevations at ground-floor level and tile-hung elevations above, beneath a tiled roof with UPVC double glazing throughout. To the front, a generous gravelled driveway provides ample parking, with pedestrian access continuing alongside the house to the rear garden.

Internally, the accommodation is light, comfortable and well arranged. The living room occupies the front of the house, while to the rear is a fitted kitchen together with a separate dining room, where patio doors open directly onto the garden, creating an easy connection between the house and outside space.

On the first floor are three double bedrooms, providing particularly useful and versatile accommodation, together with the family bathroom.

The rear garden is an appealing feature of the property, predominantly laid to lawn with areas for sitting and outdoor dining, established planting and a good degree of enclosure. Of particular interest is an original post-war outbuilding, which provides valuable additional storage together with a shower and WC. This unusual ancillary space adds considerable practicality and could potentially lend itself to a variety of uses.

5 Hawkins Road, Padstow, PL28 8EU

£345,000 guide

With three double bedrooms, generous parking and a good-sized garden, 5 Hawkins Road represents an appealing opportunity for those seeking a permanent home, coastal base or investment property in Padstow, combining a quieter residential setting with convenient access to the town and its amenities.

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

The historic and picturesque fishing town of Padstow is located on the magical North Coast of Cornwall, offering 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 stunning sandy beaches within a few miles as well as the revered 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 5 Hawkins Road, head towards Padstow on the A389. As you arrive in Padstow, turn left into Grenville Road just before the primary School. Follow Grenville Road all the way down and then turn right into Hawkins Road. Number 5 can be found further along on the right hand side. The postcode for satellite navigation is PL28 8EU. What3words: pointer.lyrics.readjust

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