31 Lodenek Avenue
PADSTOW
Jackie Stanley
ESTATE AGENTS

- *Modern Semi Detached House*
- *Quiet Residential Location*
- *Two Double Bedrooms & Family Bathroom*
- *Modern Integrated Kitchen*
- *Living Room with Wood Burning Stove*
- *Fully Enclosed Rear Garden*
- *Situated within a Short Walk of the Vibrant Harbour, Cafés & Restaurants of Picturesque Padstow*

Situated in a quiet residential area of picturesque Padstow within a short walking distance of the local school, doctors surgery, vibrant working harbour, cafes and restaurants, is 31 Lodenek Avenue.

Modernised and improved throughout, a handy porch provides a practical and welcoming entrance, perfect for coats, shoes and everyday essentials, before leading into the heart of the home.

The spacious living room is bright and inviting, with natural light flooding through the large picture window to create a warm and relaxing atmosphere, ideal for unwinding or hosting guests. An all important wood burner creates a focal point to the room.

Flowing seamlessly from here is the fully equipped, contemporary kitchen and dining area, thoughtfully designed to combine style with functionality. Complete with modern appliances and ample Quartz workspace, it is perfectly suited for both everyday cooking and entertaining. A rear door opens directly onto the fully enclosed lawned garden, which is fully fenced and benefits from a lockable side gate, providing privacy and a safe space for children or pets.

Upstairs, the property offers two generously sized double bedrooms, each featuring large wardrobe storage and providing a peaceful retreat at the end of the day. The modern family bathroom is fitted with contemporary fixtures and offers a soothing space to refresh and unwind.

The home enjoys attractive countryside views, offering a daily reminder of the stunning Cornish landscape that surrounds it. The private garden further enhances the appeal, providing a secure and tranquil outdoor sanctuary to enjoy throughout the seasons.

31 Lodenek Avenue presents an excellent opportunity for families, first-time buyers, and investors seeking to enjoy life in the picturesque and highly sought-after town of Padstow. Perfectly suited to family living, with scope to extend and adapt to individual needs (subject to the necessary planning permissions). This flexibility makes it an ideal choice for those looking to create their forever home in one of Cornwall's most desirable coastal locations.

31 Lodenek Avenue, Padstow, PL28 8EP £290,000 in excess of

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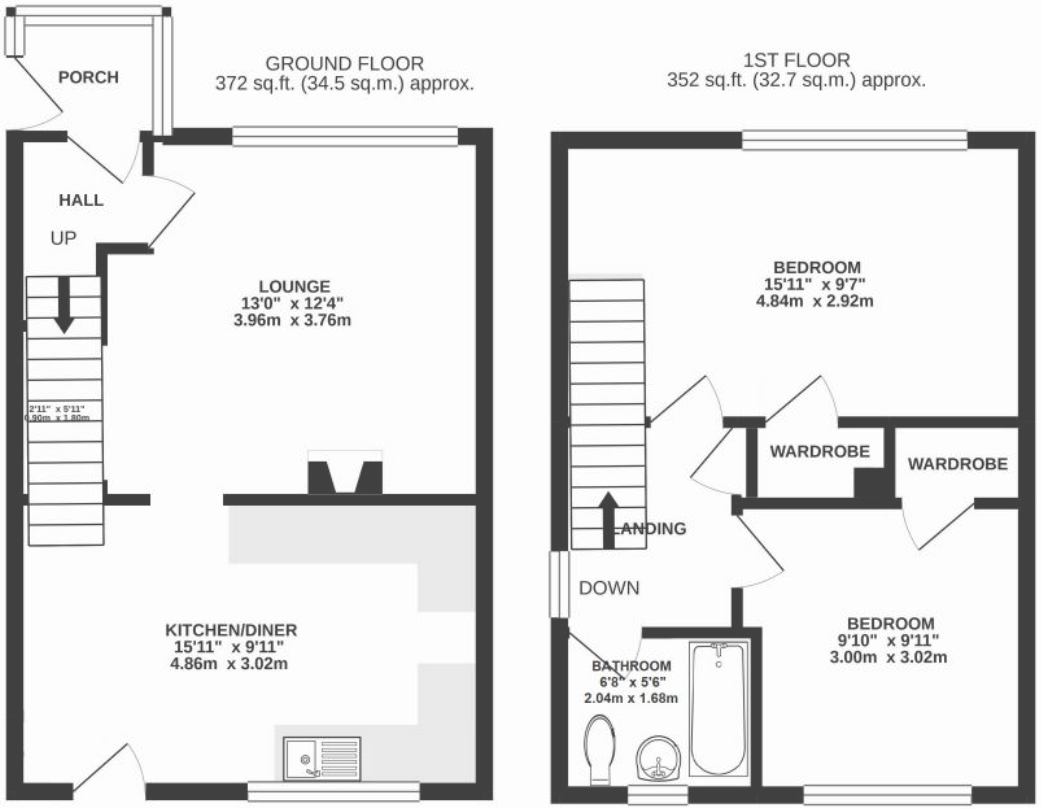
Services to the property include mains gas, water, electricity and drainage. EPC rating C. Council tax band B. Ofcom indicate ultrafast broadband availability. Ofcom indicate 5G mobile connectivity.

The historic harbour town of Padstow sits proudly on Cornwall's dramatic North Coast, renowned for its timeless fishing heritage, picturesque streets and thriving culinary scene. The town is home to an enviable collection of cafés, bars and award-winning restaurants, including Paul Ainsworth's Michelin-starred No.6, the stylish seafood bar Prawn on the Lawn, and Rick Stein's world-famous Seafood Restaurant. The property is also within flat walking distance of a Tesco supermarket.

Surrounded by an Area of Outstanding Natural Beauty, Padstow is perfectly positioned for lovers of the outdoors. Within just a few miles lie some of Cornwall's most celebrated sandy beaches, ideal for sailing, surfing and family days out, while Trevose Golf & Country Club offers a championship links course with breathtaking sea views. Padstow is also well connected. The nearest mainline railway station at Bodmin Parkway (approx. 20 miles) provides direct links to London, while Newquay Airport (approx. 14 miles) offers domestic and international flights.

To find 31 Lodenek Avenue, drive towards Padstow on the A389. As you approach Padstow, turn right onto Sarahs Lane just after Tescos. Drive down Sarahs Lane and then take the third turning on the left into Lodenek Avenue. 31 Lodenek Avenue can be found on the right hand side. The postcode for satellite navigation is PL28 8EP. What3words: movie.handed.excellent

"Situated in a quiet residential area of picturesque Padstow within a short walking distance of the local school, doctors surgery, vibrant working harbour"



TOTAL FLOOR AREA : 724 sq.ft. (67.2 sq.m.) approx.

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