



2 Berkeley Close

Stratton, Bude, Cornwall, EX23 9BE

KIVELLS

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Stratton, Bude, Cornwall, EX23 9BE

£375,000 Guide Price

Well-presented, detached three bedroom bungalow

Spacious, versatile accommodation throughout

Detached garage with ample parking

Well-maintained and enclosed gardens

Convenient residential location within easy reach of everyday amenities

EPC Rating: TBC





Description

Occupying a generous plot within a popular residential location, this well-presented detached three bedroom bungalow offers spacious and versatile accommodation throughout.

The property briefly comprises a kitchen, lounge, spacious living room, three bedrooms, two with en suites, together with a family bathroom. Externally, there are well-maintained enclosed gardens, a detached garage and ample off-road parking, all conveniently situated within easy reach of local amenities.

Situation

The property is situated on the edge of the historic village of Stratton, renowned for its attractive period cottages, impressive St Andrew's Church and rich history. The village offers an excellent range of everyday amenities including a popular public house, general store with Post Office, hospital and primary school.

The popular coastal town of Bude is approximately 1.5 miles away and provides a comprehensive range of shopping, educational and leisure facilities, including supermarkets, independent shops, cafés and restaurants, together with its award-winning beaches, canal, leisure centre, all-weather tennis courts and 18-hole golf course.

The nearby A39 Atlantic Highway offers excellent transport links north towards Bideford and Barnstaple, and south into Cornwall, making the property well placed for commuting and exploring the surrounding North Cornwall and Devon coastline.

Accommodation

ENTRANCE PORCH

Part glazed entrance door to the front elevation and window to the side. Tiled flooring and radiator. Door opening into:

LOUNGE

A comfortable reception room centred around a feature fireplace creating an attractive focal point. Sliding doors open into the living room with further doors leading to the kitchen and inner hallway. Fitted carpet and radiator.

LIVING ROOM

A superb reception room enjoying excellent natural light from French doors opening onto the front garden. An excellent space for both relaxing and entertaining. Radiators and fitted carpet.

KITCHEN

Fitted with a range of matching wall and base mounted units with work surfaces over incorporating a stainless steel sink and drainer unit. Integrated eye-level double oven, inset electric hob with extractor over, space and plumbing for further appliances and ample space for a table. Window overlooking the garden and part glazed door providing access outside.

INNER HALLWAY

Providing access to the bedroom accommodation with an, additional storage cupboard, fitted carpet and radiator.

BATHROOM

Fitted with a three-piece suite comprising a shower with glass screen, wash hand basin and WC. Obscure glazed window to the side elevation. Tiled flooring and heated towel rail.

BEDROOM THREE

A comfortable bedroom with windows to the side and rear elevations. Radiator and fitted carpet.

EN SUITE BATHROOM

Fitted with a WC, wash hand basin and corner bath. Heated towel rail and tiled flooring.

BEDROOM TWO

A spacious double bedroom with window to the side elevation and radiator.

BEDROOM ONE

A generous double bedroom with a window to the front elevation, radiator and fitted carpet.

SHOWER ROOM

A spacious shower room fitted with a walk-in shower, vanity unit with inset wash hand basin and WC. Obscure glazed window to the side elevation, heated towel rail and tiled flooring.



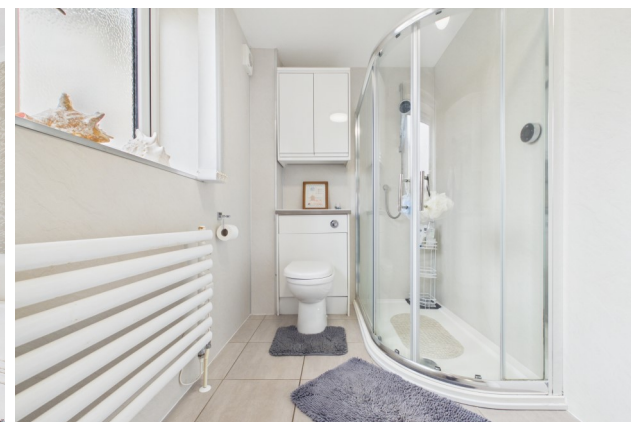
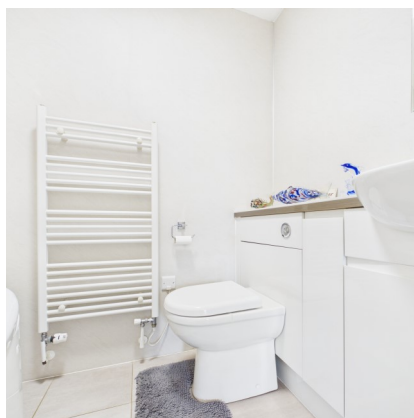
Outside

The property is approached over a generous driveway providing ample off-road parking and access to the detached garage. The front garden is predominantly laid to lawn with well-established borders.

There is access around the property to rear garden enjoying a good degree of privacy designed with ease of maintenance in mind.

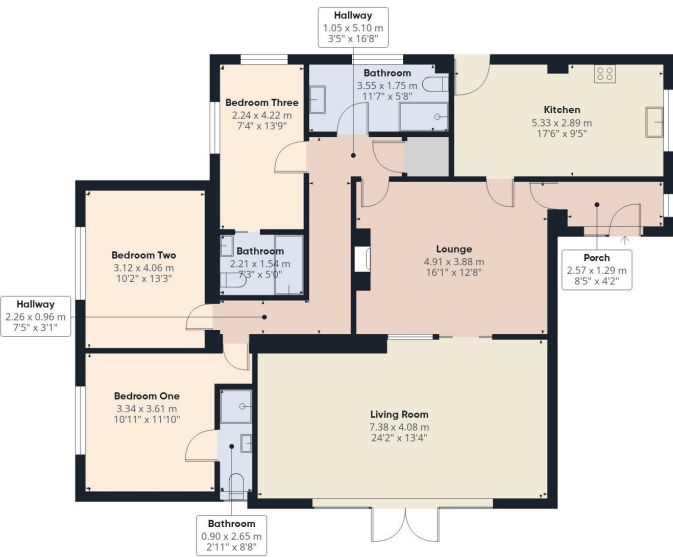
GARAGE

A detached garage with up and over door to the front elevation. Power and lighting connected, providing excellent storage or workshop space.



Floor Plan

Floor plan for identification purposes only, not to scale



Floor 0 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
148.1 m²
1596 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Services

Mains water, drainage, electricity and gas.



EE Rating - TBC



Council Tax Band - B



Directions

What3Words - [///bookings.treatable.crunches](https://bookings.treatable.crunches)



Virtual Tour

Available upon request.

Viewings strictly by appointment only

Please ring **01288 359999** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

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