



**12 Lundy Drive
Bude, EX23 0PA**

Set in the highly desirable location of Crackington Haven with panoramic views of countryside and sea to the rear, this immaculate 2-3 bedroom detached bungalow with garage is now available.



Immaculate condition

Outstanding countryside and sea views

Beautiful, highly sought after location

Detached 2-3 bedroom bungalow

Large, well landscaped gardens

Driveway and garage

£375,000

12 Lundy Drive

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Description

Set in a quiet cul-de-sac within Lundy Drive, this immaculate detached bungalow comprises of 2-3 bedrooms, family bathroom, kitchen, large sun room, detached single garage, workshop, and large well tended gardens to the front and rear.

Front Porch

The pathway from Lundy Drive leads to a glazed Upvc front door which opens to a small inner porch with room for coats and shoes etc. A further, fully glazed Upvc door opens up into the hallway.

Entrance Hallway

A light, bright and spacious hallway with doors leading off to all accommodation. There are also two storage cupboards, one of which houses the hot water immersion tank. Storage and panel heaters. Loft hatch.

Lounge 22' 9" x 11' 5" (6.94m x 3.48m)

A large bright room with windows to both the front and rear aspects. The front looks out to the front garden and Lundy Drive and the rear looks through the sun room and on to open countryside. Heating is by storage radiator.

Kitchen 9' 4" x 8' 4" (2.84m x 2.55m)

Window to the rear aspect with excellent countryside views. Various wall and base units with roll top work surfaces that incorporate a one and a half bowl stainless steel sink with mixer tap, and a four ring electric hob with extractor over. There is room for a washing machine and fridge freezer. A glazed door leads through to the sun room.

Sun Room/Conservatory 13' 3" x 9' 0" (4.05m x 2.75m)

Solid roof construction with full length wooden frame windows to three sides. Double wood framed glazed doors lead out to the rear garden. It cannot be overstated how magnificent the views are from this room.

Bedroom 1 11' 4" x 9' 10" (3.46m x 2.99m)

This room is currently used as a dressing room for bedroom 2 and has an entrance opened up to bedroom 2. The door to this bedroom is still in place however, meaning that reinstatement as a separate bedroom would be a very easy task. The room has a window to the front aspect.

Bedroom 2 11' 5" x 11' 4" (3.48m x 3.46m)

Window to the front aspect overlooking the front garden and Lundy Drive beyond. Currently open to bedroom one.

Bathroom 8' 4" x 5' 2" (2.53m x 1.58m)

A well appointed room comprising of a large shower enclosure with glass splash screens and electric shower fitted. Pedestal wash hand basin. Low level WC. The floor and walls have been fully tiled.. Two opaque windows to the rear aspect.

Garage 17' 4" x 8' 5" (5.28m x 2.57m)

Completely detached from the main property. Electric and light supplied. Metal up-and-over door.

Workshop 16' 2" x 6' 3" (4.94m x 1.91m)

Attached to the rear of the garage with its own entrance. To the rear of the workshop are large windows taking advantage of the spectacular views of the garden and countryside beyond. Light and electric supplied.

Outside

To the front there is a tarmac driveway leading to the garage. To the left is a large gravelled area enclosed with a stone and slate wall. A footpath leads to the front door and also around to the side of the garage and through a wooden gate to the rear. The rear garden is large and extremely well laid out with patio areas, lawned areas, planting areas etc. The garden is bordered to the rear with a low slate and stone wall that makes the most of the amazing country and sea views.

Agents Notes



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

