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the property professionals



12 FLEXBURY AVENUE

Bude, Cornwall, EX23 8NS

£665,000

- Exceptional and distinctive home, having been extensively extended and refurbished
- Located in the highly sought-after Flexbury area of Bude
- Impressive open plan kitchen living dining room with stylish media wall, kitchen with Quartz worksurface
- Four generous bedrooms, two ensuite shower rooms, separate family bathroom
- Extensive off road parking, garage/store and enclosed gardens

12 Flexbury Avenue is a truly exceptional and distinctive home, having been extensively extended and refurbished to create a stunning contemporary family residence in the highly sought-after Flexbury area of Bude. Finished to an impressive specification throughout, the property offers beautifully designed and thoughtfully planned accommodation, combining stylish modern interiors with versatile living spaces ideally suited to family life.

The attention to detail is evident throughout, with underfloor heating and Karndean wood-effect flooring extending across the ground floor, complemented by sisal carpeting to the first and second floors. The welcoming entrance hall features a stylish composite entrance door and a staircase rising to the first and second floors. At the heart of the home is an impressive open-plan kitchen, living and dining space, striking media wall, a contemporary kitchen with Quartz work surfaces and an impressive 3.8m-wide set of anthracite aluminium double-glazed sliding doors opening onto the porcelain tiled patio and garden. A separate utility room and cloakroom.

The first floor offers three generous double bedrooms, including an impressive principal bedroom suite with a dedicated dressing area and beautifully appointed en-suite shower room. A stylish family bathroom serves the remaining bedrooms, with both the en-suite and family bathroom finished with contemporary micro cement walls and ceilings. The second floor provides a particularly versatile additional living space or an additional bedroom. This impressive room enjoys breathtaking coastal views towards Crooklets Beach and Compass Point, providing a wonderful setting in which to relax and take in the spectacular sunsets. A further contemporary en-suite shower room completes this floor.

Outside there is extensive off road parking, and enclosed garden to the rear with large porcelain patio seating area and area of lawn.









DIRECTIONS
From the centre of town proceed up Belle Vue and head out of the town via Golf House Road. As you reach the bottom of the hill turn left in front of Kerenza Hotel and then the first right into Flexbury Avenue and the property will be located a short distance along on the left hand side.

ENTRANCE HALL Entering through a stylish composite opaque double-glazed entrance door, complemented by a matching UPVC opaque double-glazed side panel, to the entrance hall. Inset lighting, staircase ascending to the first floor with useful understairs storage cupboard, a fitted coat hook rail with oak shelving above, alongside an oak-topped shoe cupboard and bench, offers a stylish and convenient storage space, Karndean wood-effect flooring with underfloor heating. Oak doors serve the following rooms:-

OPEN PLAN KITCHEN LIVING DINING ROOM 27'8 max' 11'11 min" x 24'2 max' 11'7 min" (8.51m x 7.59m) A bright and spacious multi-zone kitchen living dining room thoughtfully designed to create a welcoming and versatile space for modern family living and entertaining. UPVC double-glazed windows to both the front and rear elevations, with the rear window overlooking the gardens. A striking set of 3.8m-wide anthracite aluminium double-glazed sliding doors overlooking and seamlessly leading out to the extensive porcelain tiled patio and gardens.

The living area features a stylish media wall incorporating a television recess, illuminated shelving recesses to either side, useful built-in storage cupboards and a contemporary inset electric fire, creating an attractive focal point to the room. Inset lighting, complemented by feature pendant lighting above the breakfast bar and Karndean wood effect flooring with underfloor heating.

The kitchen is fitted with a comprehensive range of matching wall and base units, complemented by Quartz work surfaces and matching upstands, incut drainer, undermounted sink with mixer tap and a breakfast bar providing seating for three. Integrated appliances comprise a five-ring electric hob with extractor above, electric oven, microwave, wine cooler, fridge freezer and dishwasher. Door to:-

PANTRY 3' 5" x 2' 6" (1.04m x 0.76m) Sensor lighting, wooden shelving and Karndean flooring.

UTILITY ROOM 8'6 max' 4'6 min" x 7'4 max' 3'00 min" (2.54m x 2.21m) UPVC double glazed door to the side elevation, inset lighting and Karndean wood-effect flooring with underfloor heating.

The utility is finished with a matching range of wall and base units with fitted Quartz worksurface with matching upstand, space and plumbing for washing machine and tumble dryer. Door to:-

CLOAKROOM 3' 10" x 3' 10" (1.17m x 1.17m) Inset lighting, half height wood panelling, vanity unit with inset basin, push button low flush WC and Karndean wood effect flooring with underfloor heating.

FIRST FLOOR UPVC double glazed window to the front elevation, staircase ascending to the second floor with oak handrail and inset lighting. Doors serve the following rooms:-

BEDROOM ONE 14' 2" x 8' 9" (4.32m x 2.67m) A bright and spacious principal double bedroom with a UPVC double glazed window to the front elevation offering an attractive view across the street. Television point and radiator. Arch leading through to:-

DRESSING AREA 4' 8" x 3' 11" (1.42m x 1.19m) Inset lighting, bespoke fitted double wardrobes and drawers. Door to:-

ENSUITE 8' 9" x 3' 10" (2.67m x 1.17m) A beautifully appointed en-suite shower room, with a UPVC double glazed window enjoying an attractive outlook towards the coastline. Inset lighting, stylish microcement to the ceiling and walls, double shower enclosure fitted with a mains-fed soak head and separate hand attachment. Vanity unit with inset basin is complemented by a wall mounted bathroom mirror with light and demister, toilet bowl with concealed cistern, chrome dual fuel heated towel rail and Karndean wood-effect

herringbone flooring.

BEDROOM TWO 11' 10" x 10' 10" (3.61m x 3.3m) A bright and spacious double bedroom with a UPVC double glazed window to the rear elevation offering views across the gardens, golf course and towards Compass Point. Television point and radiator.

BEDROOM THREE 11' 11" x 11' 10" (3.63m x 3.61m) A bright and spacious double bedroom with a UPVC double glazed window to the front elevation offering an attractive view across the street. Television point and radiator.

BATHROOM 8' 1" x 6' 3" (2.46m x 1.91m) A beautifully appointed family bathroom with a UPVC opaque double glazed window to the rear elevation, inset lighting, stylish microcement to the ceiling and walls, panel enclosed double ended bath with central wall mounted tap, wall hung vanity unit wth freestanding wash hand basin with wall mounted tap, complemented by a wall mounted bathroom mirror with light and demister, double shower enclosure with mains fed soak head shower with separate hand attachment and dual fuel chrome heated towel rail.

SECOND FLOOR Oak wooden door to:-

BEDROOM FOUR/FAMILY ROOM 18' 3" x 17' 1" (5.56m x 5.21m) A bright and generously proportioned, versatile room, currently utilised as a second sitting room but offering the flexibility to serve equally well as an additional bedroom. A large UPVC double glazed window to the rear elevation takes full advantage of the lovely outlook across the garden, Crooklets Beach and Compass Point, providing a wonderful vantage point from which to relax and enjoy the spectacular coastal sunsets. Inset lighting, radiator and useful eaves storage.

ENSUITE 8' 7" x 6' 4" (2.62m x 1.93m) Velux window to the rear elevation, inset lighting, large shower enclosure with mains fed soak head shower with separate hand attachment, attractive tiled walls, wall hung vanity unit with freestanding basin and wall mounted tap, complemented by a wall mounted bathroom mirror with light and demister, toilet bowl with concealed cistern and chrome wall mounted electric towel rail.

GARAGE 8' 11" x 8' 00" (2.72m x 2.44m) Electric roller door to the front elevation, light and power connected. Wall mounted consumer unit, wall mounted gas fired boiler, underfloor heating manifolds and pressurised hot water cylinder.

OUTSIDE To the front of the property there is extensive off road parking. To the rear the enclosed garden is laid to lawn with a large porcelain tiled patio accessed from the kitchen living dining room.

COUNCIL TAX Band D

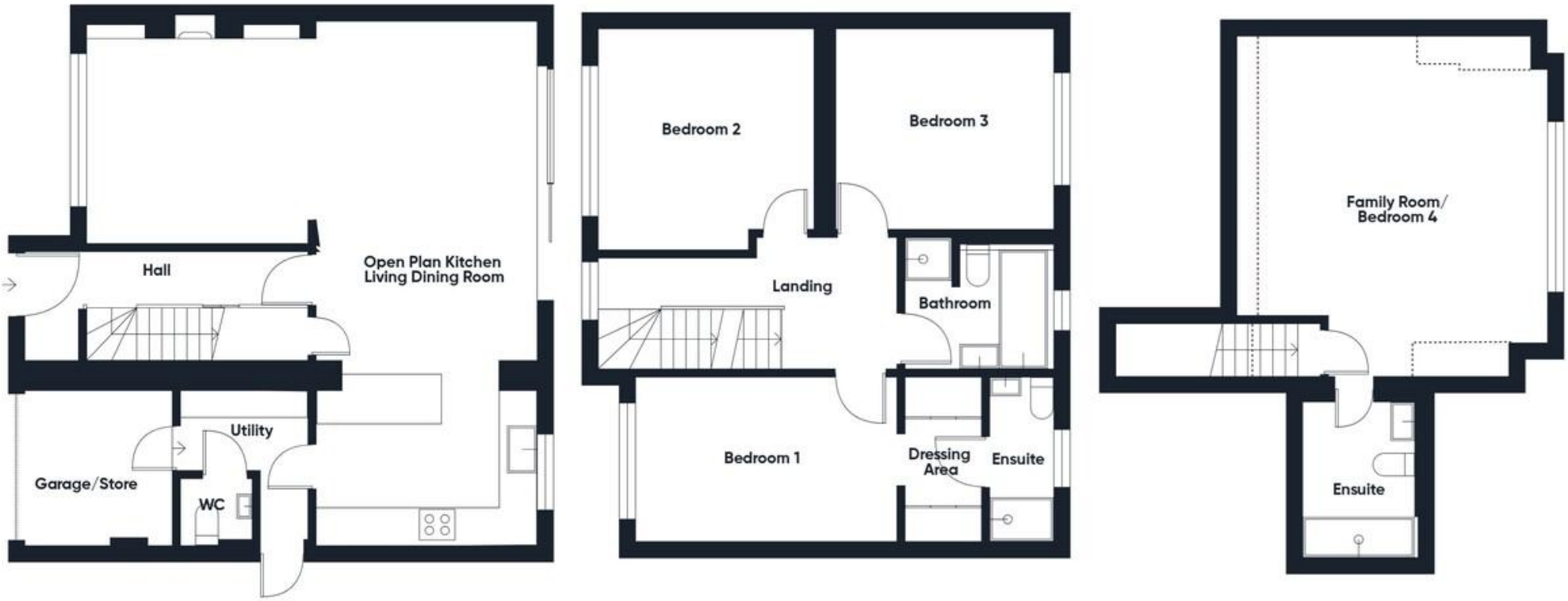
SERVICES All mains services are connected

TENURE Freehold









Approximate total area[1]

1590 ft²

147.7 m²

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Reduced headroom

36 ft²

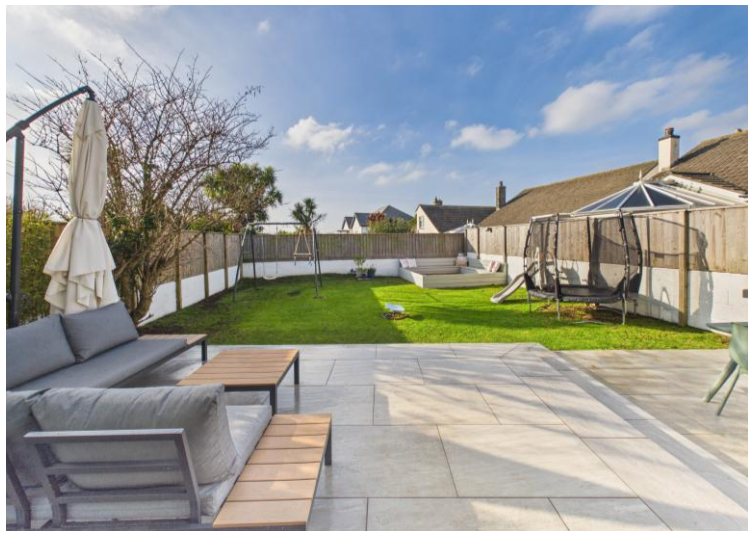
3.4 m²

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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide

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