





# 63 VICTORIA ROAD

Bude, Cornwall, EX23 8RH

Price £550,000

- Charming spacious three storey home with one bedroom detached annex
- Close to Crooklets beach, schools and the town amenities
- Living room, kitchen/dining room with wood burner, office/utility and wet room
- Four generous double bedrooms, principal with dressing area and ensuite
- South aspect paved garden, sauna/office and a workshop

63 Victoria Road is a charming spacious and highly versatile three storey home, offering exceptional flexibility for modern living. Tucked away at the end of the garden, a detached one bedroom annex provides the perfect solution for a dependent relative or even a valuable income opportunity through holiday letting.

Situated in an extremely popular residential area, being only a few hundred yards from Crooklets beach, Bude town and local schools.

The well presented property offers an entrance porch, living room with bay window and wood burner, South aspect kitchen/dining room also featuring a wood burner, utility/office and a wet room. Upstairs, the first floor offers three generous double bedrooms, including a guest bedroom with its own ensuite, alongside a stylish Jack and Jill bathroom that the remaining two double bedrooms share.

The second floor is dedicated to an impressive principal suite, featuring a dressing area and a private ensuite providing a peaceful retreat away from the rest of the home.

The detached annex is a fantastic addition and offers an open plan kitchen/living/dining room, one bedroom and a wet room.

Outside there is an enclosed South aspect garden with attractive paving, creating a low-maintenance space ideal for relaxing or entertaining. A hot water outdoor shower is perfect for rinsing off after a day at the beach or surf, while a sauna/office and workshop add further versatility. The annex also benefits from its own private paved courtyard, enhancing its sense of independence and charm.





#### DIRECTIONS

From the centre of Bude proceed up Belle Vue taking the left turning at the top the hill down into Crooklets Road and third left into Ocean View Road, first right into Victoria Road and the property will be located a short distance along on the right hand side.

#### ENTRANCE HALL

Entering via a solid oak wooden door with opaque double glazed window to the entrance hall with staircase ascending to the first floor, inset lighting, picture rail, dado rail, slate tiled flooring and radiator. Oak doors serve the following rooms:-

#### LIVING ROOM

**11' 2" x 10' 2" (3.4m x 3.1m)** UPVC double glazed bay window to the front elevation with solid oak windowsill overlooking the gardens. Fireplace recess with slate hearth and wood burner, television shelf with media storage below and radiator.

#### KITCHEN/DINING ROOM

**18'11 max' 8'10 min " x 18'9 max' 11'00 min" (5.69m x 5.77m)** A bright and spacious South aspect kitchen dining room with UPVC double glazed windows to either side and UPVC double glazed French door's leading out to the garden. Inset lighting with feature pendant over the dining table, picture rail, two radiators, fireplace recess with slate hearth and wood burner and slate tiled flooring.

The kitchen is finished with a range of matching cream fronted base units with contrasting wood effect work surface with inset ceramic sink and drainer with mixer tap. Space for range style cooker with extractor hood, space and plumbing for dishwasher and washing machine. Door to:-

#### REAR LOBBY

**6' 4" x 3' 9" (1.93m x 1.14m)** UPVC obscure double glazed door to the side elevation, cupboard housing the Worcester gas fired boiler and consumer units, stainless steel wall mounted heated towel rail, Hive smart thermostat and slate tiled flooring. Door to:-

#### UTILITY/OFFICE

**9' 9" x 7' 7" (2.97m x 2.31m)** UPVC double glazed window to the rear elevation overlooking the gardens. Fitted wall and base unit units with work surface, radiator and space for tumble dryer.

#### WET ROOM

**5' 11" x 3' 4" (1.8m x 1.02m)** High level UPVC obscure double glazed window to the side elevation, attractive fully tiled walls and tiled flooring, inset lighting, mains fed shower, fixed glass screen, wall

mounted wash hand basin, push button low flush WC and stainless steel wall mounted heated towel rail.

#### FIRST FLOOR

Two UPVC obscure double glazed windows to the side elevation with oak windowsills, staircase ascending to the second floor, dado rail, radiator and linen cupboard with shelving and a radiator. Oak doors serve the following rooms:-

#### BEDROOM TWO

**9' 6" x 8' 10" (2.9m x 2.69m)** A bright and spacious double bedroom with UPVC double glazed window to the side elevation, recess shelving and two radiators. Door to:-

#### ENSUITE

**8' 9" x 2' 6" (2.67m x 0.76m)** UPVC obscure double glazed window to the rear elevation, shower enclosure with mains fed shower, oak top with freestanding wash hand basin chrome mixer tap, WC, stainless steel wall mounted heated towel rail and attractive wall and floor tiling.

#### BEDROOM THREE

**12' 4" x 9' 9" (3.76m x 2.97m)** A bright and spacious South aspect double bedroom with UPVC double glazed window to the rear elevation with oak windowsill, picture rail, feature fireplace with recess shelving either side, solid oak wood flooring and radiator.

#### BEDROOM FOUR

**11' 6" x 10' 4 plus bay window" (3.51m x 3.15m)** A bright and spacious double bedroom with UPVC double glazed bay window to the front elevation offering a pleasant outlook across Victoria Road. Picture rail, built in cupboard and radiator.

#### JACK AND JILL BATHROOM

**7' 10" x 6' 11" (2.39m x 2.11m)** UPVC double glazed window to the front, freestanding double ended bath with freestanding tower mixer tap with separate hand attachment, shower enclosure with mains fed soak head shower and separate hand attachment, pedestal wash hand basin, push button low flush WC, stainless steel heated towel rail and attractive wall and floor tiling.

#### SECOND FLOOR

Useful linen cupboard and door to:-

#### BEDROOM ONE

**14' 6" x 12' 3" (4.42m x 3.73m)** A bright and spacious principal dual aspect double bedroom with UPVC

double glazed window to the side elevation and twin Velux windows to the rear. Inset lighting, feature part brick arch and exposed wall useful eves storage, further storage cupboards and two radiators.

#### DRESSING AREA

**8' 8" x 5' 3" (2.64m x 1.6m)** Hanging rails and drawers. Door to:-

#### ENSUITE

**8' 8" x 6' 4" (2.64m x 1.93m)** Twin Velux windows and UPVC feature circular double glazed window to the rear elevation, exposed wooden beam, large shower enclosure with soak head shower and separate hand attachment, wall hung vanity unit with inset basin sand mixer tap, push button low flush WC, twin satin chrome wall mounted heated towel trails, storage recesses and attractive wall and floor tiling.

#### OUTSIDE

To the front of the property there is a low brick wall with attractive path leading to the front door with the garden laid to attractive pebbles with useful wood stores. Side gate and path lead to the rear attractive paved South aspect walled courtyard garden with a part feature slate tilled wall, sunken hot tub, hot water shower perfect for the post surf rinse and useful storage sheds.

#### THE ANNEX

##### KITCHEN/LIVING/DINING ROOM

**15' 00" x 10' 3" (4.57m x 3.12m)** Entering via UPVC double glazed French doors to the open plan living kitchen dining room. Inset lighting, staircase ascending to the first floor with useful understairs storage cupboard, slate flagstone flooring with underfloor heating.

The kitchen is finished with a range of matching light grey wall and base units with corian worksurface in cut drainer. Integrated appliances comprise of two ring induction hob, electric oven, microwave, fridge and dishwasher.

##### WET ROOM

**8' 6" x 2' 6" (2.59m x 0.76m)** Inset lighting, shower enclosure with ceiling mounted soak head shower, separate hand attachment, wall hung vanity unit with basin and mixer, wall hung toilet bowl with concealed cistern, attractive wall and floor tiling and stainless steel heated towel rail.

##### BEDROOM ONE

**11' 10" x 11' 5" (3.61m x 3.48m)** A bright and spacious double bedroom with three Velux windows and two

feature UPVC double glazed circular windows.

#### OUTSIDE

The annex benefits from its own walled enclosed courtyard garden with hot water shower and double wooden gates which lead out onto the rear lane providing a separate entrance.

#### STORE

**8' 1" x 7'10 max' 5'4 min" (2.46m x 2.26m)** Wooden doors to the front and rear elevations, sensor lighting and doors to:-

#### SAUNA/OFFICE

**7' 5" x 5' 6" (2.26m x 1.68m)** UPVC double glazed French doors, Inset lighting, Velux window to the rear elevation, wooden cladding boards, sockets, hardwired internet, non slip flooring with electric underfloor heating.

#### WORKSHOP

**10' 6" x 5' 2" (3.2m x 1.57m)** Velux window to the rear elevation, inset lighting and wide range of double sockets making this the ideal workshop area.

#### STORE ROOM

**14' 6" x 2' 4" (4.42m x 0.71m)** Roller garage door with sockets and a wall mounted Glow Worm boiler.

#### COUNCIL TAX

House Band C

The Annex Business Rated - currently exempt

#### SERVICES

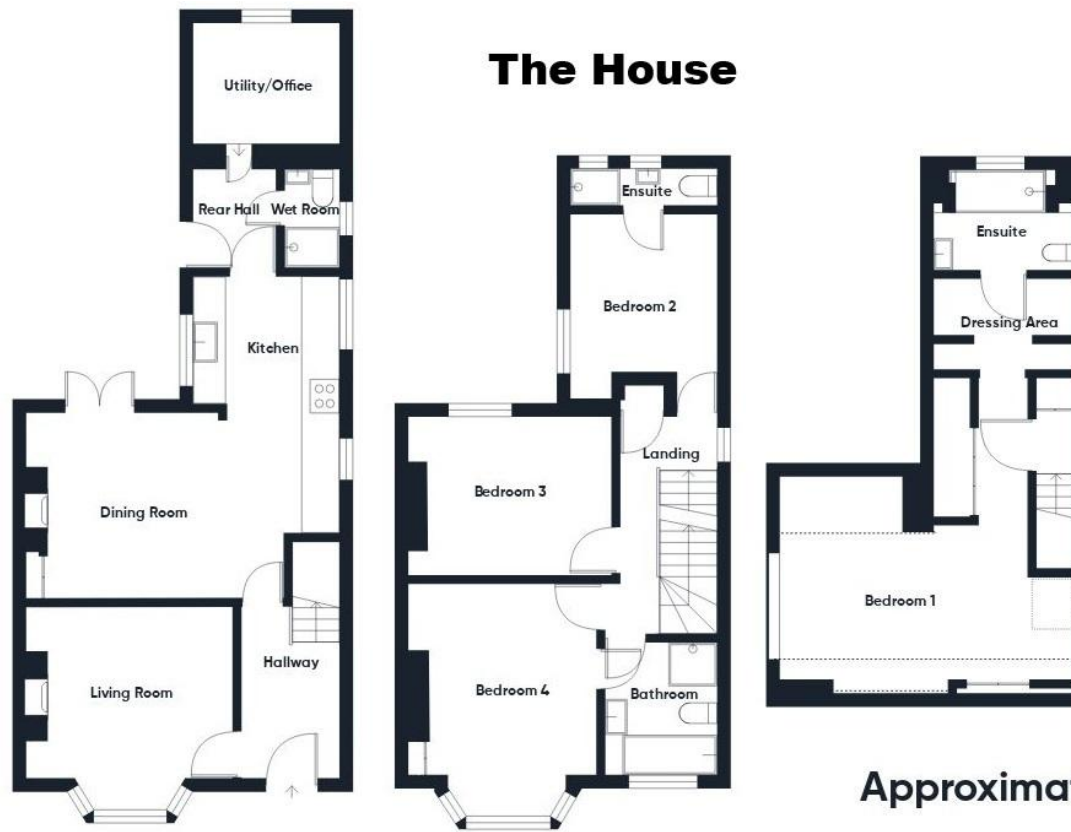
All mains services are connected

#### TENURE

Freehold



## The House



Approximate total area<sup>(1)</sup>

1849 ft<sup>2</sup>

171.8 m<sup>2</sup>

## The Annex



Reduced headroom

100 ft<sup>2</sup>

9.3 m<sup>2</sup>





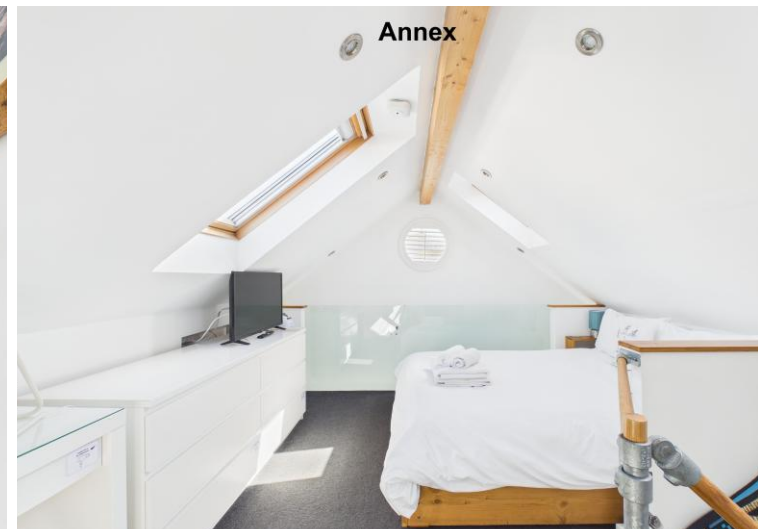
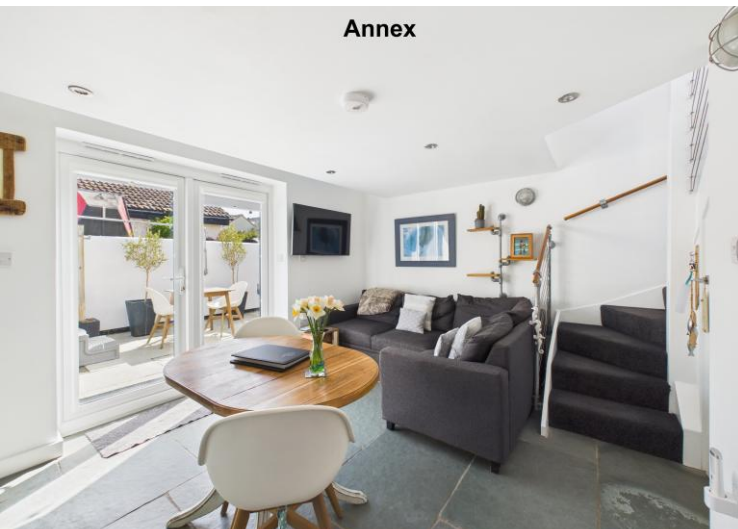
Annex



Annex



Annex



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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