



John Smale & Co.
Chartered Surveyors Residential & Commercial Consultants
FOR SALE
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RICS

40 Tudor Drive, Sticklepath, Barnstaple, Devon, EX31 2DR

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40 Tudor Drive, Sticklepath, Barnstaple, Devon, EX31 2DR O.I.E.O £460,000

Large detached family home providing 4 bedrooms, 2 of which are en-suite and with benefit of spacious front & rear gardens and double integral garage. Double glazed front door leading into lobby with inner door into hallway, spacious lounge/dining room off with double doors to garden, fitted kitchen, door from hall into integral garage with utility area & WC. On the first floor are 2 en-suite double bedrooms, the master bedroom of generous size with balcony, 2 further reasonably sized double bedrooms and family bathroom. Gas central heating and double glazed windows. To the front of the property is an extensive Tarmac driveway up to garage with electric remote controlled garage door and further gravelled parking area. To the rear is a good sized level garden with patio and lawned areas. Excellent family home available with no onward chain.

40 Tudor Drive, Sticklepath, Barnstaple, Devon, EX31 2DR

Detached Family House
4 Bedrooms (2 En-Suite)
Master with Balcony
Spacious Lounge/Dining Room
Front and Rear Gardens
Integral Double Garage
Ample Parking
Popular Sticklepath Location
No Chain



ENTRANCE LOBBY

Steps up to double glazed front door, inner glazed wooden door with glass panelling to side opening into

INNER HALLWAY

With laminate wooden floor, access to garage and understairs storage area.

LOUNGE

4.96m x 3.55m (16' 3" x 11' 8"). Spacious room with central fireplace and open archway into dining area.

DINING ROOM

3.16m x 3.08m (10' 4" x 10' 1"). With laminate wooden floor and double doors opening to garden.

KITCHEN

3.16m x 4.36m (10' 4" x 14' 4"). Fully fitted modern kitchen with a range of wooden fronted overhead and ground level cupboards, drawer units and work top surfaces. Incorporated within the units is an integral 1 1/2 bowl sink unit, space for gas cooker and space for washing machine. Laminate wooden floor. Ample space for breakfast area. Door to side of house.

FIRST FLOOR LANDING

With access to loft space and doors to rooms off.

MASTER BEDROOM

3.82m x 4.81m (12' 6" x 15' 9"). With outlook to front, double doors opening to balcony and door to ensuite.

EN-SUITE SHOWER ROOM

With corner shower cubicle having power shower, low level flush WC and sink. Extractor fan.

BEDROOM 2

3.53m x 3.02m (11' 7" x 9' 11"). L-shaped room with recessed fitted wardrobe and outlook to rear. Door to ensuite.

EN-SUITE SHOWER ROOM

With double shower cubicle, sink and low level flush WC.

FAMILY BATHROOM

2.36m x 2.03m (7' 9" x 6' 8"). With suite comprising bath with mixer tap shower, low level flush WC and sink. AIRING CUPBOARD housing the water tank. Laminate flooring.

BEDROOM 3

2.89m x 3.81m (9' 6" x 12' 6"). Double room with side and front aspect.

BEDROOM 4

3.66m x 3.08m (12' 0" x 10' 1"). Double room with dual aspect to side and rear. Excellent views to rear garden and across rooftops.

OUTSIDE

To the front is a large garden area with driveway leading up to the garage. Generous gravelled parking area with surrounding flowerbeds. Side access to rear garden. Paved patio area, garden shed and large area of lawn. There is also good space down both sides of the house, where further storage sheds could be housed, or vegetable plot area. Integral Garage

4.99m(max) x 5.24m (16' 4" x 17' 2"). With electric double up and over doors. UTILITY AREA with plumbing for washing machine. Door to garden. Separate WC.

SERVICES

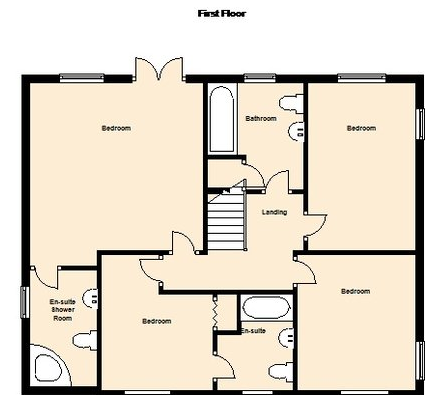
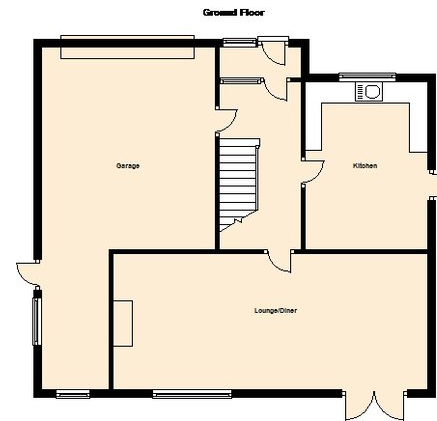
All mains connected. Gas, Electric & Water.

DIRECTIONS

Drive up Sticklepath Hill at roundabout, turn left into Old Torrington Road, after approx 1/4 mile turn right into Grange Avenue, Tudor Drive is first turning on right and house if found on the right, with For Sale board clearly displayed.

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