



10 Elizabeth Close, Sticklepath, Barnstaple, Devon, EX31 3AH



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Offers In Region Of £475,000

Situated amongst the 'Royal Roads' that sit atop Sticklepath Hill and provide a peaceful location as well as convenient access to the town centre and to the Roundswell retail park, this property further benefits from a tucked away location at the end of a quiet cul de sac. Having been extended by a previous owner, the property now offers beautifully presented and deceptively spacious accommodation. From the canopied FRONT ENTRANCE PORCH, the front door opens to reveal the HALLWAY with space for cloaks and a useful DOUBLE STORAGE CUPBOARD with radiator and shelving. High quality oak doors lead off providing access to the SITTING ROOM, a bright double aspect room with a pair of windows overlooking the garden and extensive bifold doors onto the rear garden. Adding to the room's warm and inviting feel is a living flame gas fire in contemporary surround. The impressive KITCHEN/DINING ROOM is a bright, double aspect room with large picture window overlooking the garden as well as French doors to the garden. The high quality fitted kitchen provides ample eye and base level storage and larder cupboard as well as integrated appliances including fridge, dishwasher, 5 burner gas hob with extractor hood over and eye level double oven. Off of the kitchen is a useful UTILITY ROOM, a double aspect room with windows to two sides as well as door to outside. There is worktop with inset sink and drainer, storage cupboards and space and plumbing for a washing machine. The MASTER BEDROOM is a delightful room with picture window overlooking the rear garden and a high quality EN SUITE SHOWER ROOM with tiled double shower cubicle. There are a further TWO DOUBLE BEDROOMS overlooking the front aspect, one with built in double wardrobe. The FAMILY BATHROOM has an attractive white suite, shower over bath and majority tiled walls.

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Enviably And Peaceful Cul De Sac Location
Sought After "Royal Roads" Area Of Sticklepath
Extended 3 Bedroom Detached Bungalow
Bright Double Aspect Sitting Room With Bi-Fold Doors
Spacious Kitchen / Dining Room
Master Bedroom With En-Suite Shower Room
Two Further Double Bedrooms
Family Bathroom
Useful Utility Room
Garage And Ample Parking
Owned Solar Panels With Feed-In Tariff



Entrance Hall

Living Room

16' 2" x 16' 2" (4.93m x 4.93m)

Kitchen

14' 11" x 19' 6" (4.55m x 5.94m)

Utility Room

Bedroom One

10' 10" x 12' 6" (3.30m x 3.81m)

En-Suite Shower Room

Bedroom Two

10' 10" x 13' 1" (3.30m x 3.99m)

Bedroom Three

12' 5" x 8' 5" (3.78m x 2.57m)

Family Bathroom

Outside

The gardens are a real feature. The FRONT GARDEN is laid to attractive block paving providing ample off road parking and giving access to the single GARAGE with electrically operated garage door, side door to garden, wall mounted recently installed high quality Worcester gas combination boiler as well as the electronic system for the power feeding from the (owned) solar panels. The attractive REAR GARDENS run along the back of the bungalow and wrap around both sides, giving a generous combination of lawn, attractive shrubs and flowers, sunny patio area with hot tub, greenhouse and productive fruit and vegetable garden. The gardens are bounded by a combination of mature hedging and timber fencing, with gates for access around both sides of the property.

Garage

8' 5" x 15' 6" (2.57m x 4.72m)

SERVICES

Services: We understand all mains services to be available.

Council Tax Band: D.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

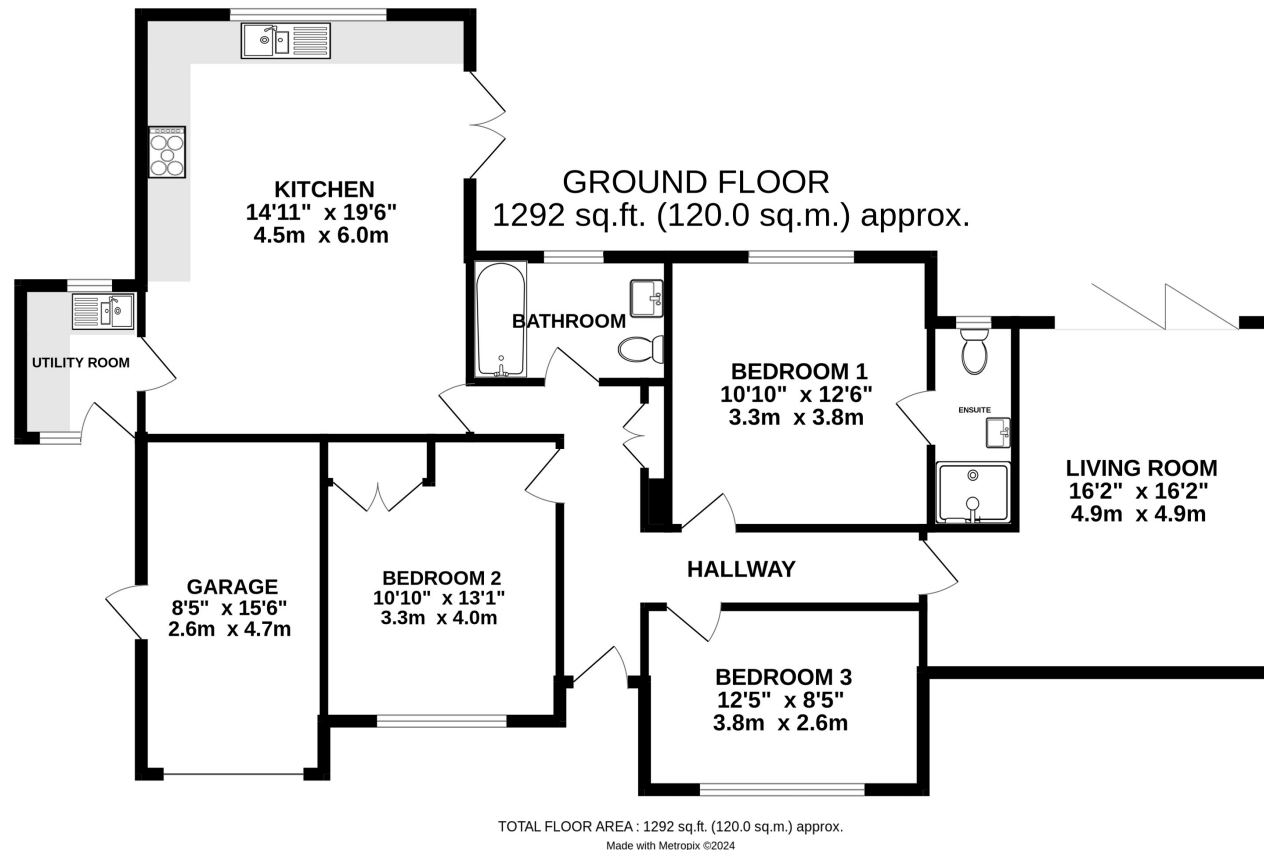
EPC Energy Rating: B.

DIRECTIONS

To locate please use SatNav reference EX31 3AH

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	88	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



