



Primrose Avenue, Westacott, Barnstaple, Devon, EX32 8RG





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### Guide Price £360,000

John Smale & Co are delighted to offer this 4-BEDROOM, LINK-DETACHED family home, situated in a quiet CUL-DE-SAC in the desirable Westacott location, offering spacious family accommodation a short walk from the local primary school as well as idyllic walks through the Whiddon woodland.

Accommodation comprises of ENTRANCE HALL with a UTILITY ROOM, a perfect spot to leave shoes and coats. It also benefits from space for washer/dryer units and a wash basin with some floor standing storage and worktop space. To your left is an indoor entrance to the GARAGE which is large enough to use as storage as well as fitting the car in. The door from the UTILITY ROOM leads out to the GARDEN.

The corridor leads to a doorway on the left, which leads into the well-proportioned, cosy LIVING ROOM, which is bright and airy with large picture window and French doors leading to the garden.

Carrying on round the entrance hall past the stairs, a door on the right leads to a handy downstairs BATHROOM with W/C and wash basin - no walking upstairs to the toilet!

The last door takes you through to a spacious, bright KITCHEN-DINING area with windows on three sides of the room and due to the utility room containing integrated appliances, high and low cupboard storage and space for any fitted appliances you could need. More French doors lead you out to the front facing, lawned part of the GARDEN.

Heading up the stairs, you're greeted by a landing with three doors to your left, the first leading to BEDROOM 4, a generous double with a double window and large amounts of space for cupboard units. The next door along leads you to an even larger BEDROOM 3, with two double windows and space for standing furniture.

The BATHROOM through the next doorway is bright, airy and features a three-piece bathroom suite consisting of W/C, bath tub and wash hand basin.

Following the hallway round the corner, to your right you'll find a very large airing cupboard with fitted shelving.

The next door to your right takes you through to the BEDROOM 2, a single with plenty of space for a single bed and standing cupboard units. It's incredibly bright due to the rear facing double window and if you have no need for another BEDROOM, it will make a fantastic study space.

The last door leads through to the MASTER BEDROOM and EN-SUITE, with its own short entrance way past the BATHROOM. The BEDROOM itself is vast, has picture windows at either side and fitted wardrobes. The EN-SUITE is fitted with a shower cubicle, wash hand basin and W/C.

The property benefits from a large single GARAGE, off road parking for one car on the neatly tarmaced DRIVEWAY and a manageable wrap-around GARDEN - a mix of lawn and neat paving making for a lovely, low maintenance outside space, not overlooked by neighbours.



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Link-Detached Family Home  
Master Bedroom With En-Suite  
3 Further Bedrooms  
Family Bathroom  
Garden  
Garage And Driveway Parking  
Sought After Westacott Location  
Cul-De-Sac Location  
Close Proximity To Primary School



## Entrance Hall

### Lounge

15' 0" x 9' 1" (4.57m x 2.77m)

### Dining Room

17' 9" max x 16' 11" max (5.41m max x 5.16m max  
inc.Kitchen) Inc Kitchen.

### Kitchen

### Utility Room

### Downstairs W/C

## Stairs To First Floor Landing

### Bedroom One

16' 8" x 11' 1" (5.08m x 3.38m)

### En-Suite Shower Room

5' 9" x 4' 7" (1.75m x 1.40m)

### Bedroom Two

13' 5" x 7' 7" (4.09m x 2.31m)

### Bedroom Three

13' 5" x 6' 0" (4.09m x 1.83m)

## Bedroom Four

9' 4" x 8' 2" (2.84m x 2.49m)

## Family Bathroom

8' 6" x 5' 6" (2.59m x 1.68m)

## Outside

The property benefits from a large single garage and driveway parking for one car. The driveway is neatly tarmaced. There is a manageable wrap-around garden with a mix of lawn and neat paving making for a lovely, low maintenance outside space and not overlooked.



## Single Garage

## SERVICES

Services: We understand all mains services are connected.

Council Tax Band: C.

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

EPC Energy Rating: C.

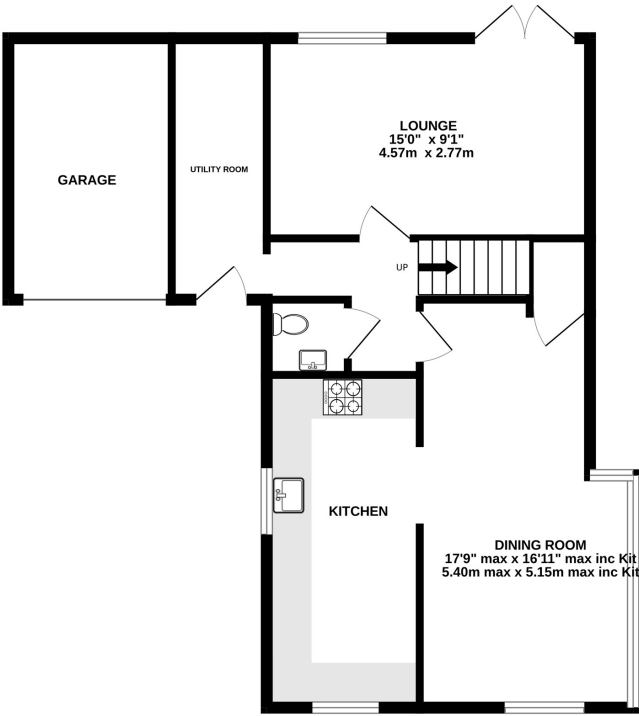
## DIRECTIONS

For directions to the property, follow Sat Nav EX32 8RG.

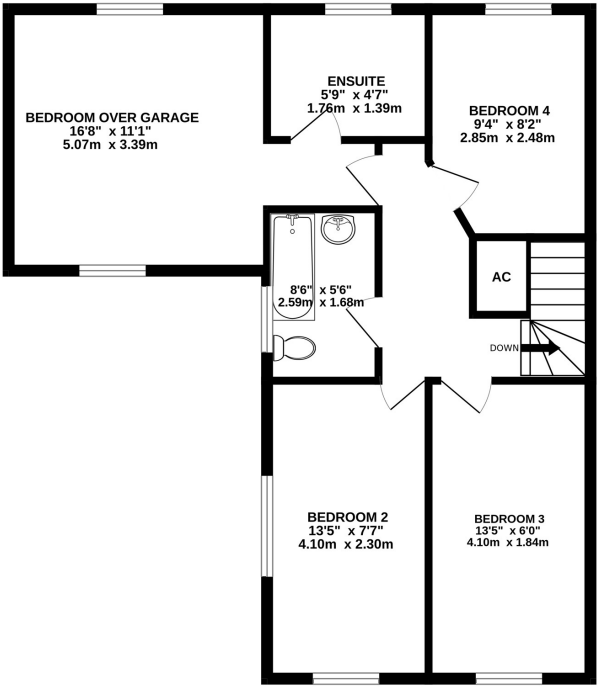
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financial advice.*



GROUND FLOOR



1ST FLOOR



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