



Oak Close, Bickington, Barnstaple, Devon, EX31 2BW





Oak Close, Bickington, Barnstaple, Devon, EX31 2BW Offers In Excess Of £425,000

Enjoying a tucked away position within this small, exclusive development in the ever popular Bickington area, this immaculate four bedroom detached house has been owned by our clients from new and has been extremely well maintained and also improved with the addition of a high quality glass veranda at the rear as well as extensive landscaping of the rear garden. The accommodation comprises of steps to the ENTRANCE DOOR with sidelight, which opens onto the wide and inviting HALLWAY with stairs to first floor with cupboard under, cloaks cupboard and the GROUND FLOOR W/C. Door to SITTING/DINING/KITCHEN ROOM, a bright double aspect room with windows to front and rear as well as double glazed patio doors to garden. The high quality fitted kitchen has attractive tiling, ample worktop with sink and fitted hob with extractor over, range of eye and base level storage units and range of integrated appliances including two ovens, fridge, freezer and dishwasher. On the FIRST FLOOR GALLERIED LANDING doors lead off to the MASTER SUITE, an impressive room with window to front, dressing area, en-suite shower room with double shower cubicle, basin and W/C. There are THREE FURTHER GOOD SIZE BEDROOMS, AIRING CUPBOARD with cylinder and the FAMILY BATHROOM with attractive white suite.

To the OUTSIDE FRONT of the property there is a DRIVEWAY as well as ADDITIONAL ALLOCATED PARKING SPACE whilst the REAR GARDEN is a particular feature of the property being well landscaped with patio seating area, range of delightful planted areas, robust boundaries and a high degree of privacy. From the rear garden is an access door into the GARAGE and the glass veranda which covers the patio area means that the garage can be accessed without exposure to rain.

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Quiet Cul De Sac Location
Small Exclusive Development In Popular Bickington
Impressive 4 Bedroom Detached House
Built In 2020 With Remaining Warranty
Superbly Presented Throughout
Bright And Spacious Open Plan Living Area
Master Bedroom Suite With Dressing Area And Shower Room
3 Further Bedrooms
Family Bathroom And Ground Floor W/C
Larger Than Average Garage, Driveway Plus Further Parking Space



Entrance Hall

Kitchen/Dining Area

16' 10" x 9' 0" (5.13m x 2.74m)

Living Area

16' 1" x 11' 10" (4.90m x 3.61m)

Downstairs W/C

Stairs To First Floor Landing

Bedroom One

12' 5" x 9' 10" (3.78m x 3.00m)

Dressing Area

En-Suite Shower Room

Bedroom Two

16' 1" x 8' 8" (4.90m x 2.64m)

Bedroom Three

12' 4" x 8' 8" (3.76m x 2.64m)

Bedroom Four

9' 7" x 7' 2" (2.92m x 2.18m)

Bathroom

Outside

To the front, there is a driveway leading to the single garage as well as an additional allocated parking space. The rear garden is a particular feature of the property being well landscaped with patio seating area, range of delightful planted areas, robust boundaries and a high degree of privacy. From the rear garden is an access door into the garage and the glass veranda which covers the patio area means that the garage can be accessed without exposure to rain.

Single Garage

SERVICES

Services: We understand all mains services are connected.

Council Tax Band: E.

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.

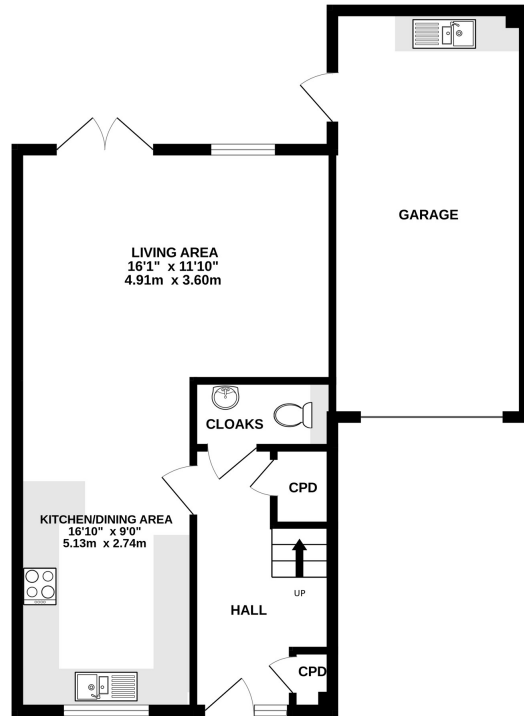
DIRECTIONS

To locate the property, follow Sat Nav EX31 2BW.

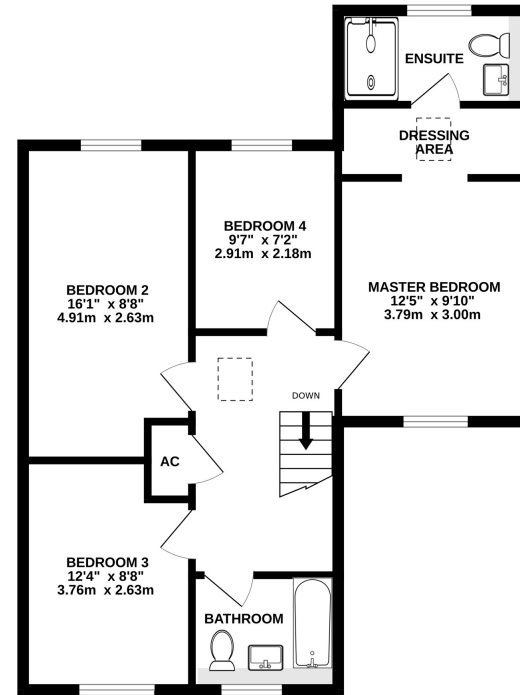
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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1138sq.ft. (105.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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