



Hawley Manor, Barnstaple, Devon, EX32 8AP



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Guide Price £350,000

Tucked away in this quiet yet convenient no through road location, this beautifully presented house offers accommodation over three floors. The house benefits from a wider plot than it's neighbours which brings extra garden and additional parking and the owners have added a wonderful balcony from which to enjoy the far reaching views across Barnstaple and beyond. The front entrance door opens to the HALLWAY with doors off to the UPPER GROUND FLOOR W/C, INTEGRAL GARAGE, CLOAKROOM with low level W/C and wash hand basin and SITTING ROOM which is a wonderfully light room with window and glazed doors offering far reaching views, the doors opening out onto a stunning BALCONY with glass balustrading, making it the perfect place to lounge, soak up the sun and still enjoy the far reaching views. From the ground floor hallway, there are stairs down to the LOWER GROUND FLOOR with useful UTILITY ROOM with tiled floor and splashbacks, wooden worktops with inset sink, eye and base level cupboards and space and plumbing for washing machine and tumble dryer. Also on this floor is the KITCHEN/DINING ROOM featuring a smart and contemporary fitted kitchen with extensive eye and base level units, space for range cooker and space for fridge freezer. The wall mounted Worcester combi boiler is concealed within one of the kitchen units. There is a window overlooking the rear garden and further patio doors leading out to the rear. On the FIRST FLOOR are three well proportioned bedrooms including the MASTER BEDROOM with EN-SUITE SHOWER ROOM, BEDROOMS TWO and THREE both with windows enjoying far reaching views. Also there is the FAMILY BATHROOM with stylish modern suite.

OUTSIDE, to the FRONT of the property there is a parking area for up to two cars as well as electric roller door to the INTEGRAL GARAGE whilst to the rear of the house, the REAR GARDEN has been professionally landscaped and offers a patio area, raised deck and ornamental pond as well as a high degree of privacy.

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Quiet And Convenient Location
Three Storey Semi-Detached House
Far Reaching Views From Rear
Sunny Sitting Room With Superb Balcony
Spacious Kitchen/Dining Room
Master Bedroom With En-Suite
Two Further Bedrooms
Modern Family Bathroom
Utility Room
Integral Garage With Roller Door
Off Road Parking
Professionally Landscaped Rear Garden



Ground Floor

Entrance Hallway

Living Room

15' 1" x 14' 0" (4.60m x 4.27m)

W/C

Integral Garage

11' 3" x 16' 7" (3.43m x 5.05m)

Lower Ground Floor

Kitchen

15' 1" x 14' 0" (4.60m x 4.27m)

Utility Room

5' 11" x 6' 0" (1.80m x 1.83m)

First Floor Landing

Bedroom One

13' 3" x 11' 4" (4.04m x 3.45m)

En-Suite Shower Room

Bedroom Two

8' 10" x 12' 11" (2.69m x 3.94m)

Bedroom Three

6' 3" x 9' 4" (1.91m x 2.84m)

Family Bathroom

Outside

To the front of the property, there is a parking area for up to two cars as well as an electric roller door to the integral garage. Whilst to the rear of the house, the rear garden has been professionally landscaped and offers a patio area, raised deck and ornamental pond as well as a high degree of privacy.

Integral Garage

11' 3" x 16' 7" (3.43m x 5.05m)

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.

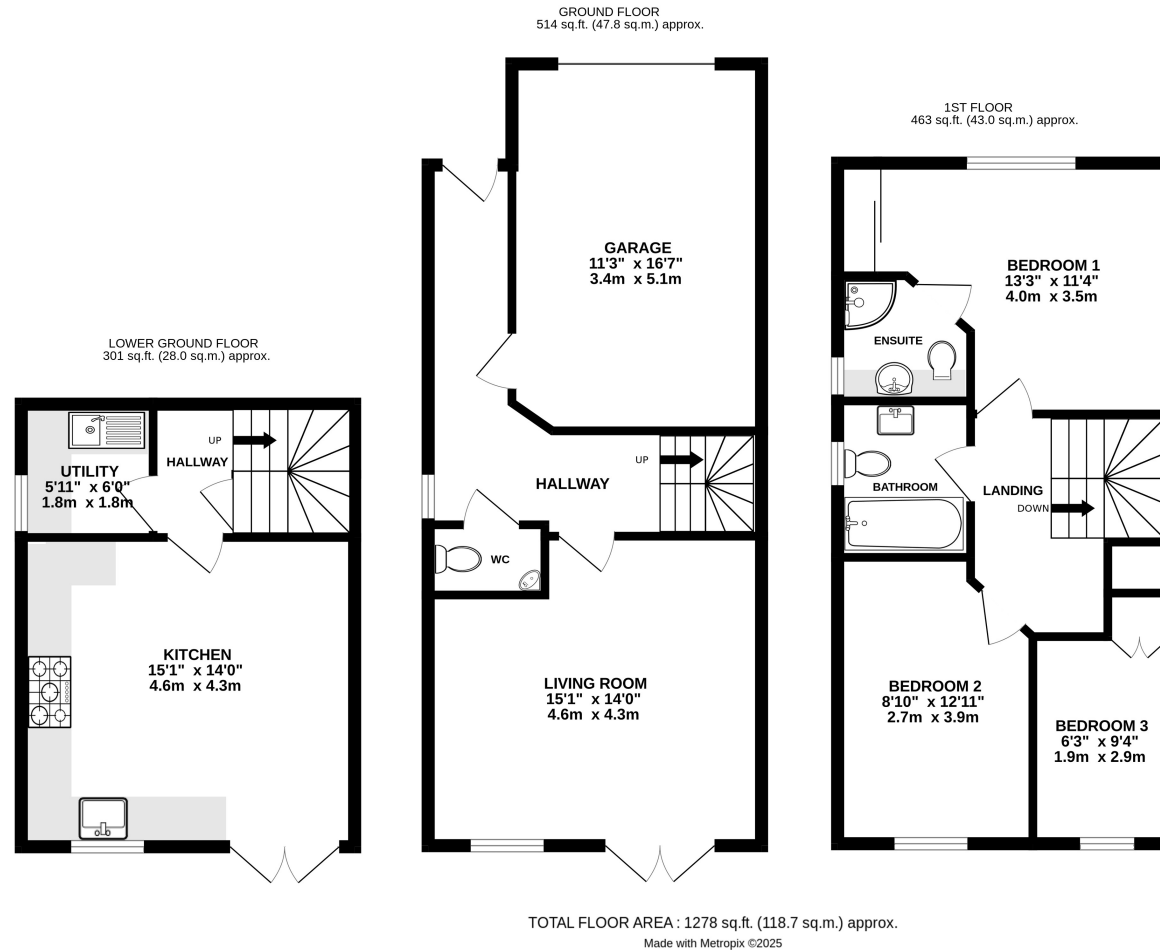
EPC Energy Rating: C.

DIRECTIONS

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