



35 Oak Tree Drive, Barnstaple, Devon, EX32 0HE





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O.I.E.O. £450,000

John Smale and Co estate agents are delighted to offer the market this individual and extended detached house with spacious and flexible accommodation, and set within a large tucked away corner plot, benefitting from wrap around mature gardens, double driveway, and garage.

The property is positioned at the end of a private driveway, approached from Oak Tree Drive and is set in a commanding position, enjoying a south facing aspect with distant views towards Portmore Golf Course and surrounding rolling countryside. The double driveway offers ample off road parking, along with a turning area. The garage although not quite a double garage is very generous, measuring 3.99M X 5.40M and benefits from a utility area, electric power, up and over garage door and a single door giving easy pedestrian access to the rear garden and the house itself. There is also access down both sides of the property.

This ideal family home offers spacious and extended accommodation, including a Lounge with fireplace and doors leading to the rear garden, fantastic living room with dining area, which serves as a great family space, ideal for relaxing, or entertaining or a perfect spot for childrens sleepovers, right next to the kitchen!

The well maintained accommodation includes in brief, an entrance porch with double doors leading to the hall, lounge with an open fireplace and french doors for direct access to the garden, bright and spacious double aspect living room with a large window allowing views over the rear garden, office/bedroom five, ground floor cloakroom, fitted kitchen with opening through to the living room, first floor bathroom, along with four good sized bedrooms. One of the most attractive features to this lovely home is its wonderful wrap around mature gardens. Within the grounds you will find lawn and patio areas, well stocked borders, private and tranquil seating areas, natural Devon banks and some impressive mature trees. A great area to relax, play or entertain.

Oak Tree Drive is located on the outskirts of Barnstaple in the popular Westacott Park area, approximately a mile from Tescos Superstore and Link Road and two miles from Barnstaple Town Centre itself. There is also excellent Schooling close at hand, along with pleasant walks, recreational playing fields and a regular bus service. A great home, which is being sold with no onward chain.

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Individual & Extended Detached House
Garage and Double Driveway Parking
Large Corner Plot with Attractive Mature Gardens
Spacious Double Aspect Living/Dining Room
Triple Aspect Lounge with French Doors to Garden
Fitted Kitchen
Office/Bedroom Five
Ground Floor W/C
Four Bedrooms and Family Bathroom



Porch

Fitted cupboard, double doors to hallway.

Hallway

Stairs to first floor, under stairs cupboard.

Cloakroom

Cloak space and W/C.

Lounge

3.58m x 5.38m (11' 9" x 17' 8")

Triple aspect room, fireplace, double doors leading to garden.

Office/Study/Bedroom Five

2.48m x 3.18m (8' 2" x 10' 5")

Kitchen

2.77m x 3.18m (9' 1" x 10' 5")

Range of fitted cupboards and drawers, space for oven and fridge freezer, integrated dishwasher, opening through to living room.

Living/Dining Room

4.89m x 5.49m (16' 1" x 18' 0")

Fantastic double aspect living/family room with dining area, fitted cupboard and single door leading to the rear garden.

First Floor Landing

Bright landing area with window to rear aspect. Airing cupboard.

Bedroom One

3.19m x 3.62m (10' 6" x 11' 11")

Double aspect, fitted wardrobe.

Bedroom Two

3.02m x 3.23m (9' 11" x 10' 7")

View to front aspect.

Bedroom Three

2.29m x 3.19m (7' 6" x 10' 6")

View to rear aspect.

Bedroom Four

2.11m x 2.58m (6' 11" x 8' 6")

View to rear aspect.

Bathroom

1.85m x 2.02m (Max) (6' 1" x 6' 8")

Outside

To the front of the property is a double driveway, providing private parking for 3/4 cars. This leads to a Garage 3.99M X 5.40M. The garage benefits from an up and over door, space and plumbing for washing machine and dryer, electric power, sink and draining board, work surface areas and fitted cupboard. There are large wrap around mature gardens, with lawn and patio areas, attractive well stocked beds and some more mature trees. The garden enjoys a great deal of privacy and tranquillity, whilst offering everything a large family would hope for.

SERVICES

Mains Services connected. Gas, Electric and Water.

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.

Energy Rating. C.

Tenure. Freehold.

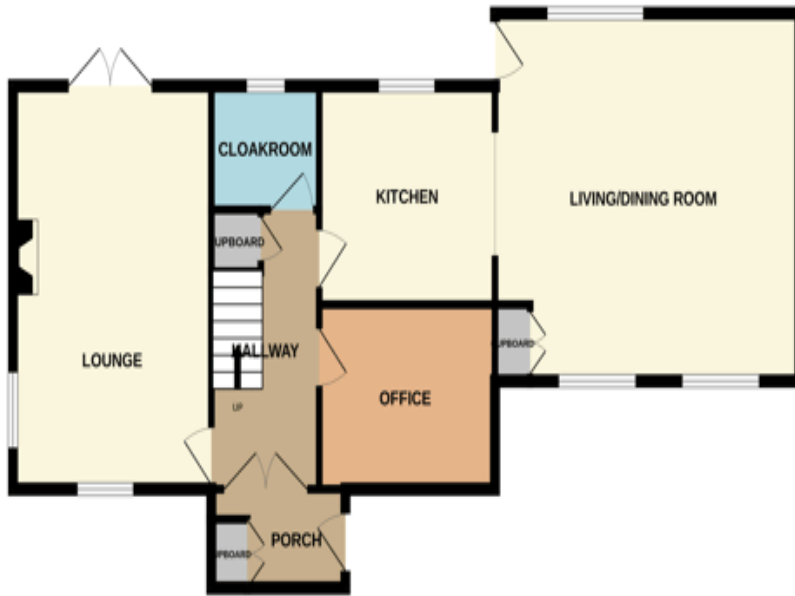
DIRECTIONS

From Whiddon Drive, follow road as it merges into Westacott Road. Follow road and then turn right into Oaktree Drive. Turn left and follow road up to the left hand corner, where you will find the property at the end of the driveway.

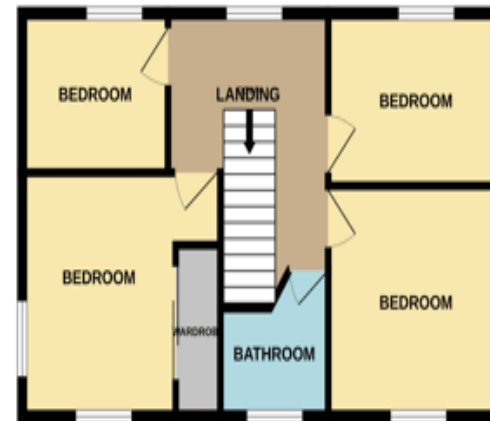
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GROUND FLOOR
826 sq.ft. (76.7 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1330 sq.ft. (123.6 sq.m.) approx.
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	83
England, Scotland & Wales		EU Directive 2002/91/EC	



