

2 Shieling Road, Bickington, Barnstaple, Devon, EX31 2LY





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£399,000

A modern extended detached bungalow situated in a quiet position at the end of a cul-de-sac and on a good size plot, benefitting from well presented accommodation throughout and immaculate landscaped gardens, including a large enclosed rear garden. There is also the attraction of a garage/workshop, private driveway parking and new gas fired combination boiler that was installed approximately 6 months ago. The accommodation is bright, spacious and flexible, with a layout that could be easily adapted to suit a variety of requirements. Leading off the entrance hall is a spacious double aspect lounge with dining area and patio doors leading to the fabulous rear garden. Part of the extension incorporates a modern fitted kitchen/Breakfast room with utility area and views over rear garden. There is a bathroom, separate W/C and four bedrooms. Some of the bedrooms could easily be used as a home office, study or hobbies room if desired. A fantastic property in a great location.

Bickington has a shop/post office for every day to day needs, public house and regular bus service into Barnstaple which is the areas main shopping centre and commercial centre. An internal inspection is strongly recommended.

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Extended Detached Bungalow
Spacious Lounge with Dining Area
Modern Fitted Kitchen/Breakfast Room
Four Bedrooms
Private Driveway and Garage
Quiet Cul-De-Sac Location
Popular Bickington Location
Bathroom and Separate WC
Large Enclosed Landscaped Garden



ENTRANCE HALL

With entrance door and hatch to loft space.

LOUNGE WITH DINING AREA

3.57m x 7.48m (11' 9" x 24' 6")

KITCHEN/BREAKFAST ROOM

6.05m x 6.06m (19' 10" x 19' 11")

BEDROOM ONE

3.36m x 3.07m (11' 0" x 10' 1").

With fitted wardrobes. Window to side aspect.

BEDROOM TWO

2.63m x 4.59m (8' 8" x 15' 1")

Window to front aspect.

BEDROOM THREE

2.72m x 3.31m (8' 11" x 10' 10")

Window to front and side aspect.

BEDROOM FOUR

2.40m x 2.71m (7' 10" x 8' 11")

Window to side aspect.

BATHROOM

1.65m x 1.74m (5' 5" x 5' 9")

SEPARATE WC

0.78m x 1.74m (2' 7" x 5' 9")

OUTSIDE

The property is sited on a generous plot with an enclosed manicured front garden and private driveway leading to the garage. Pedestrian side access to both sides of the property leading to the rear garden. To the rear is a large enclosed landscaped garden that is in immaculate condition. It offers lawn and seating areas, along with attractive borders and a wide array of shrubs, plants, flowers and trees. There is a summerhouse within the grounds, along with a productive vegetable garden, sheds and greenhouse.

GARAGE/WORKSHOP

2.65m x 6.17m (8' 8" x 20' 3")

With electric power, lighting, fitted cupboards, window, single door to rear, garage door to front aspect.

PROPERTY FACTS

Vendors Status. Needs to find a property.

Age of property. Approx. 51 Years Old.

Nearest Medical Centre. Fremington.

Barnstaple. 2 Miles.

Bideford. 8.5 Miles.

Westward Ho! 9.6 Miles.

Saunton Sands Beach. 7.9 Miles.

SERVICES

All mains services connected. Gas, Electric & Water.

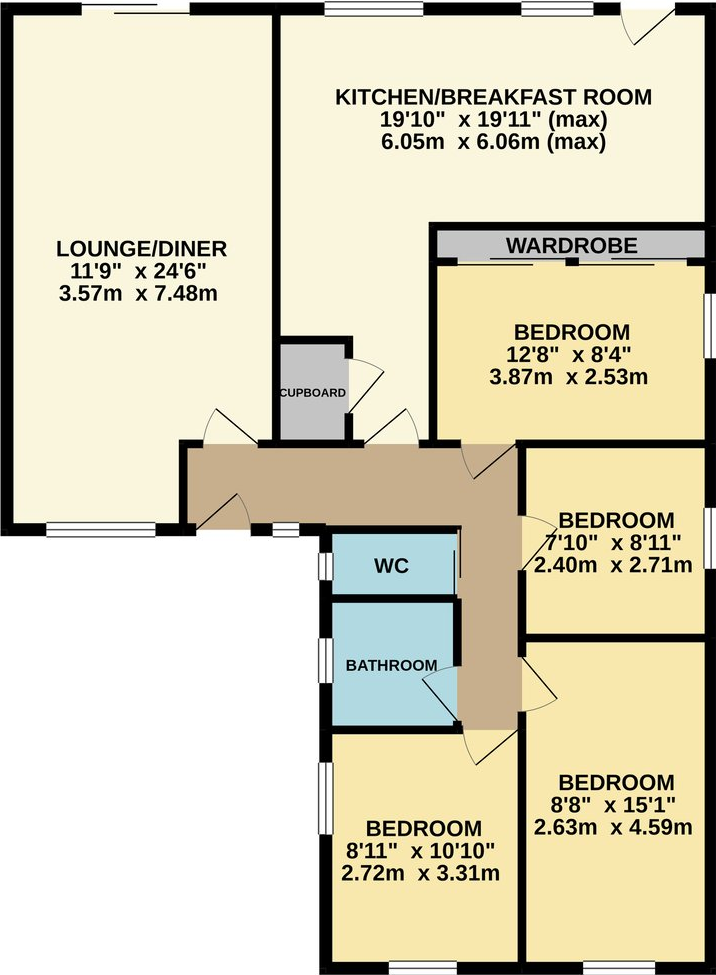
DIRECTIONS

Drive up Sticklepath Hill and follow Bickington Road, crossing straight over the Cedars roundabout. Travel through village of Bickington passing The Old Barn Inn pub on your left. Turn left into Elmfield Road and proceed to the end. Turn left into Sheiling Road and number two is found on the left hand side, at the end of the road.

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GROUND FLOOR
1116 sq.ft. (103.6 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.6 sq.m.) approx.
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These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.



