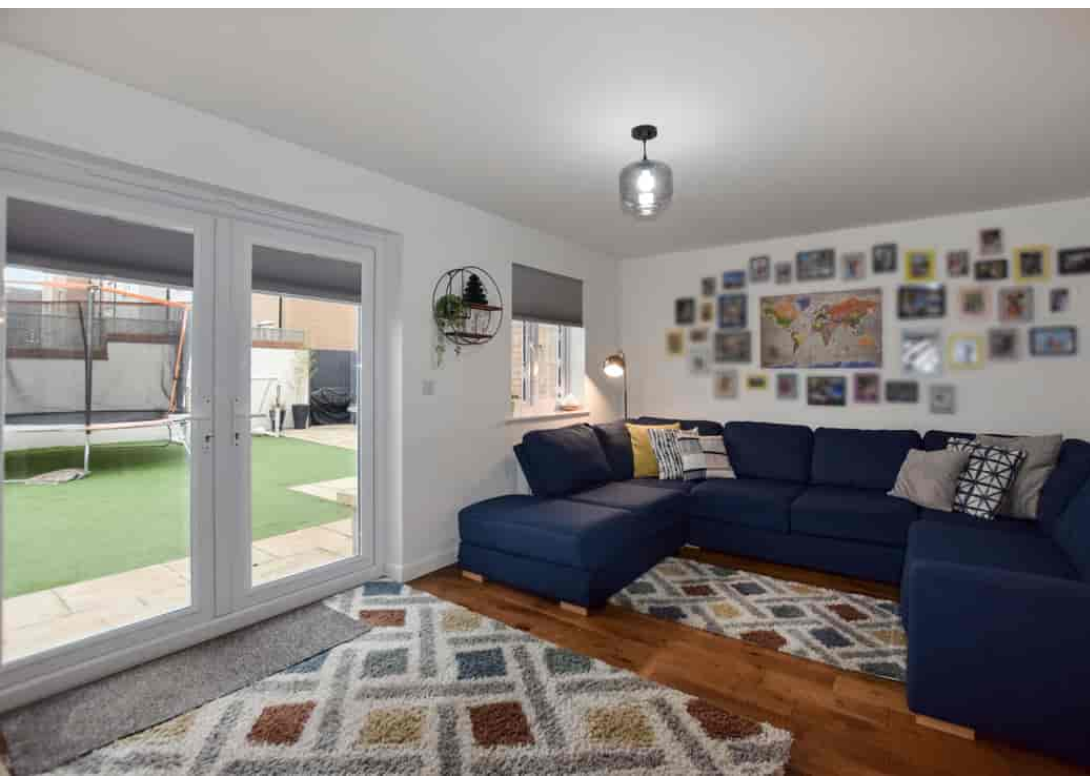




14 Boulder Clay Way, Roundswell, Barnstaple, Devon, EX31 3WH



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Guide Price £310,000

Having been purchased by our clients direct from the builder and having paid extra for an upgraded specification throughout, this stunning and spacious four bedroom home offers family size accommodation with all the benefits of a house built using the latest construction and energy efficiency standards. The front door opens to a spacious and inviting ENTRANCE HALLWAY with built-in storage cupboard, stairs to first floor and GROUND FLOOR W/C with low level WC and hand basin. Doors from the hallway open to reveal the extremely spacious LIVING/DINING ROOM WITH OPEN PLAN KITCHEN, a bright double aspect room with window to front and French doors to the rear garden. The kitchen is especially well fitted with high quality storage units and a range of integrated appliances including hob, eye level double oven, built-in fridge, freezer and dishwasher. Throughout this spacious and flowing ground floor area is a high quality and hard wearing engineered oak flooring, perfect to withstand the rigours of family life. On the first floor there is a wide and inviting SEMI GALLERIED LANDING with doors off to the MASTER BEDROOM SUITE, offering a particularly spacious bedroom and stunning en-suite shower. There are TWO FURTHER DOUBLE BEDROOMS both offering pleasant outlooks as well as a good size FOURTH BEDROOM/STUDY. The FAMILY BATHROOM offers a contemporary suite and tiled walls. To the OUTSIDE FRONT of the property is an enclosed forecourt garden as well as driveway providing off road parking and giving access to the GARAGE/UTILITY AREA which benefits from storage racking, worktop with inset sink and cupboard. The REAR GARDEN is attractively arranged and bounded by secure rendered walls. In all, this is a property that must be viewed to be appreciated!

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Spacious 4 Bedroom Family Home
Specified From New With Higher Standard Finishes
Remainder Of Original 10 Year Warranty
High Quality Fitted Kitchen With Integrated Appliances
Stunning Master Bedroom Suite
Three Further Well Proportioned Bedrooms
Family Bathroom With Tiled Walls
Ground Floor W/C
Enclosed Rear Garden
Garage/Utility Area And Parking



Entrance Hall

Downstairs W/C

Kitchen Area

10' 3" x 9' 1" (3.12m x 2.77m)

Living Room / Dining Room

16' 2" x 11' 8" (4.93m x 3.56m)

Stairs To First Floor Landing

Bedroom One

10' 8" x 9' 10" (3.25m x 3.00m)

Dressing Area

9' 10" x 3' 11" (3.00m x 1.19m)

En-Suite Shower Room

8' 5" x 4' 10" (2.57m x 1.47m)

Bedroom Two

15' 0" x 8' 9" (4.57m x 2.67m)

Bedroom Three

12' 7" x 8' 9" (3.84m x 2.67m)

Bedroom Four

8' 8" x 7' 1" (2.64m x 2.16m)

Family Bathroom

Outside

To the OUTSIDE FRONT of the property is an enclosed forecourt garden as well as driveway providing off road parking and giving access to the GARAGE/UTILITY AREA which benefits from storage racking, worktop with inset sink and cupboard. The REAR GARDEN is attractively arranged and bounded by secure rendered walls. In all, this is a property that must be viewed to be appreciated!

Garage/Utility Area

20' 0" x 10' 0" (6.10m x 3.05m)

SERVICES

Services: We understand all mains services to be available.

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.

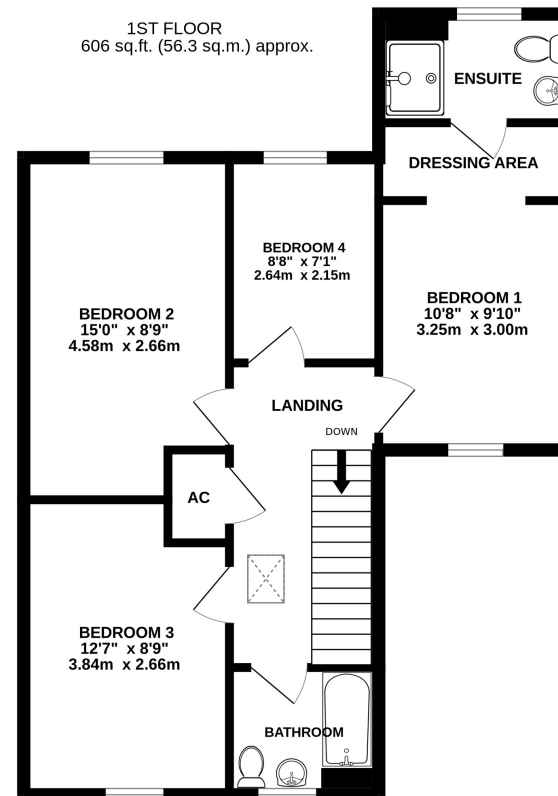
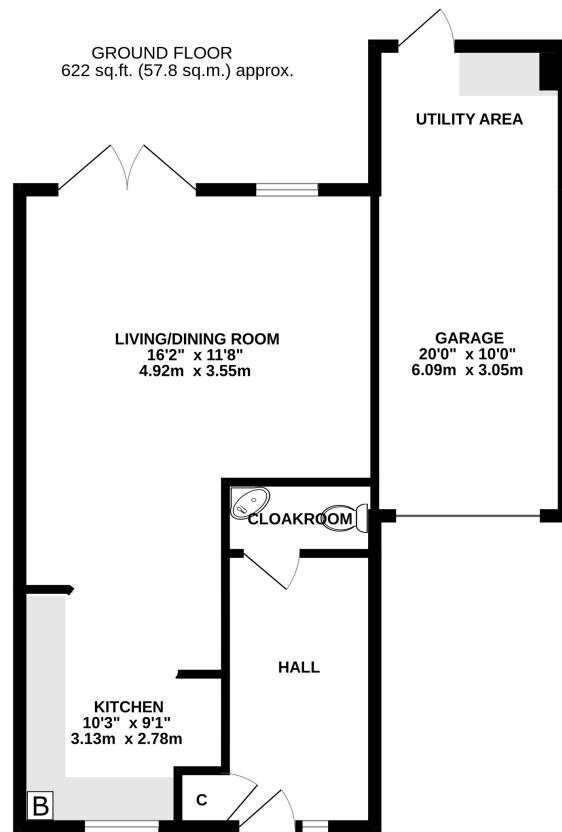
EPC Energy Rating: B.

DIRECTIONS

To locate, please follow satnav reference EX31 3WH.

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financial advice.*





TOTAL FLOOR AREA : 1228 sq.ft. (114.1 sq.m.) approx.
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