Crossways, Marwood, Barnstaple, Devon, EX31 4EQ

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O.I.E.O £600,000

Crossways is an individual and extended detached bungalow situated in a highly sought after countryside location, yet within 3 miles of Barnstaple. Built in the 1960's, the property has evolved into a spacious and flexible home due mainly to the fabulous and sympathetic extension. This comprises a generous living room with dining room off it, along with an impressive double bedroom and en-suite shower room.

To increase the living areas is a large conservatory, which enjoys views over the attractive park like gardens and woodland beyond. There is also a patio terrace to relax on and take in the pleasant outlooks, with a good deal of privacy to be enjoyed.

Within the grounds, you will find at abundance of flowers, plants, shrubs and some more mature trees with a small stream bordering the bottom of the garden. There is the benefit of a double driveway offering ample off road parking along with a car port, double garage, timber store, garden shed, greenhouse and larger detached outbuilding.

The remaining accommodation in the bungalow itself briefly comprises of a kitchen/breakfast room, utility room, shower room, two further double bedrooms and a loft room with separate W/C off the landing.

Due to the size of the extension it offers the potential to create a separate annexe, if required.

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Extended Detached Bungalow
Situated In A Sought After Location
Attractive Park Like Gardens
Double Driveway, Car Port & Double Garage
Large Conservatory
Superb Living Room With Vaulted Ceiling
Kitchen/Breakfast Room & Dining Room
Three Double Bedrooms (One En-Suite)
Utility Room & Shower Room
Loft Room & Separate W/C

Entrance Porch

Hallway

Lounge / Bedroom Three

3.75m x 4.24m (12' 4" x 13' 11")

Kitchen / Breakfast Room

3.63m x 4.30m (11' 11" x 14' 1")

Utility Room / Lobby

1.80m x 2.15m (5' 11" x 7' 1")

Shower Room

2.01m x 2.44m (6' 7" x 8' 0")

Bedroom Two

3.61m x 3.64m (11' 10" x 11' 11")

Dining Room

Opening to Living Room 3.02m x 3.02m (9' 11" x 9' 11")

Living Room

4.06m x 5.64m (13' 4" x 18' 6") Superb room with high ceiling and bi-fold doors through to Conservatory.

Conservatory

2.99m x 7.90m (9' 10" x 25' 11")

Bedroom One

3.15m x 5.64m (10' 4" x 18' 6")

En-Suite Shower Room

1.62m x 2.06m (5' 4" x 6' 9")

First Floor Landing

Loft Room

3.48m x 3.46m (11' 5" x 11' 4") With two Velux windows and eaves storage.

Separate W/C

Outside

There is a gated driveway to the front of the property along with a pathway leading to the entrance door. There are park like gardens with large areas of lawn along with a wide range of shrubs, plants, flowers and some large mature trees. Within the grounds is another driveway leading to a double garage and car port. Double garage 5.99 m x 4.50 m. Garage Car Port 8.55 m (max) x 2.91 m. Part of the car port also extends behind the garage. There is also a useful timber store, greenhouse and large oil tank, along with the garden shed 3.10 m x 2.46 m and detached outbuilding 6.04 m x 2.71 m.

Property Facts

Vendor's Status: Needs to find a property.
Tenure: Freehold.
Age of Property: Built 1960's.
Nearest Primary School: Marwood.
Nearest Secondary School: Pilton or Braunton.
Barnstaple: 3 Miles.
Nearest Health Centre: Barnstaple.

SERVICES

Mains Services. Electric and Water. Private Septic Tank. Oil Fired Central Heating.

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 Rating: D

DIRECTIONS

Directions: From Pilton Causeway, travel up Pilton High Street and through Bradiford. Continue up Upcott Hill in the direction of Prixford. After passing a thatched cottage on your left hand side, take a left turn following a finger post to Middle Marwood. Follow the country lane and the property can be found on your left, just before Whitehall crossroads.

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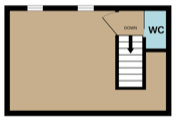
GROUND FLOOR
1463 sq.ft. (135.9 sq.m.) approx.

1ST FLOOR
201. sq.ft. (18.7 sq.m.) approx.



TOTAL FLOOR AREA : 1664 sq.ft. (154.6 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 incldued in the sale.