



Glenwood Drive, Roundswell, Barnstaple, Devon, EX31 3GD





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Guide Price £400,000

Enjoying a quiet cul- de-sac corner plot position within the ever popular Roundswell development, this brick-built, low maintenance, 8 year old property has been the subject of considerable expenditure and improvement by the present owners, including high quality flooring throughout, feature wall panelling crated by a local artisan, as well as flourishes like period style radiators, all combining to give a wonderful warm and classic yet contemporary feel. The stylish front entrance door opens to reveal a spacious HALLWAY with feature herringbone wooden floor and period style radiator. Stairs lead up to the first floor with a window over, adding to the natural light in the hallway. Doors lead off to the SITTING ROOM, a stylish room with herringbone wooden flooring, feature panelled wall and double glazed window overlooking the front garden. Running laterally across the rear of the ground the floor is the KITCHEN/DINING ROOM, a particularly bright and sunny room with sliding doors opening onto the rear garden and creating an 'outdoors indoor' feel as well as a further double glazed window. There is practical and attractive tiled flooring and an extensive range of eye and base level units, worktop with sink, built-in hob and oven with hood over, built-in fridge, freezer and dishwasher. There is also a useful utility cupboard with space and plumbing for a washing machine. Also off of the hallway is a GROUND FLOOR W/C as well as a useful understairs storage cupboard. On the FIRST FLOOR there is a spacious landing with airing cupboard and doors to the MASTER BEDROOM with double glazed window to front, built-in triple wardrobe and EN-SUITE SHOWER ROOM with larger than average shower, sink and W/C as well as heated towel rail and double glazed window. The THREE FURTHER BEDROOMS are both generous sizes and have views to the rear. There is a FAMILY BATHROOM with a 3 piece suite and attractive tiling.

To the OUTSIDE of the property, the FRONT GARDEN offers driveway for off road parking and giving access to the SINGLE GARAGE. The rest of the garden is laid to lawn with mature hedge boundaries. The REAR GARDEN spans the rear of the plot offers a combination of patio seating area, raised lawn (laid to easily maintained artificial lawn) with attractive railway sleep style timbers and a further gravelled area plus pedestrian garage access.

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Detached Family Home
Quiet Cul De Sac Location
Corner Plot Position
Beautifully Presented Throughout
Sitting Room With Feature Panelled Wall
Kitchen/Breakfast Room With Sliding Patio Doors
Master Bedroom With En-Suite
Three Further Bedrooms
Family Bathroom
Generous Rear Garden
Garage And Driveway



Entrance Hall

14' 8" x 3' 8" (4.47m x 1.12m)

Living Room

16' 8" x 11' 2" (5.08m x 3.40m)

Kitchen/Breakfast Room

15' 5" x 19' 3" (4.70m x 5.87m)

Downstairs W/C

7' 2" x 3' 9" (2.18m x 1.14m)

Stairs To First Floor Landing

7' 2" x 9' 6" (2.18m x 2.90m)

Bedroom One

13' 4" x 10' 2" (4.06m x 3.10m)

En-Suite Shower Room

4' 7" x 7' 1" (1.40m x 2.16m)

Bedroom Two

11' 11" x 9' 5" (3.63m x 2.87m)

Bedroom Three

8' 6" x 9' 6" (2.59m x 2.90m)

Bedroom Four

7' 10" x 8' 8" (2.39m x 2.64m)

Family Bathroom

6' 0" x 6' 0" (1.83m x 1.83m)

Outside

The front garden offers a driveway for off road parking and giving access to the single garage. The rest of the garden is laid to lawn with mature hedge boundaries. The rear garden spans the rear of the plot offers a combination of patio seating area, raised lawn (laid to easily maintained artificial lawn) with attractive railway sleep style timbers and a further gravelled area plus pedestrian garage access.

Single Garage

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.

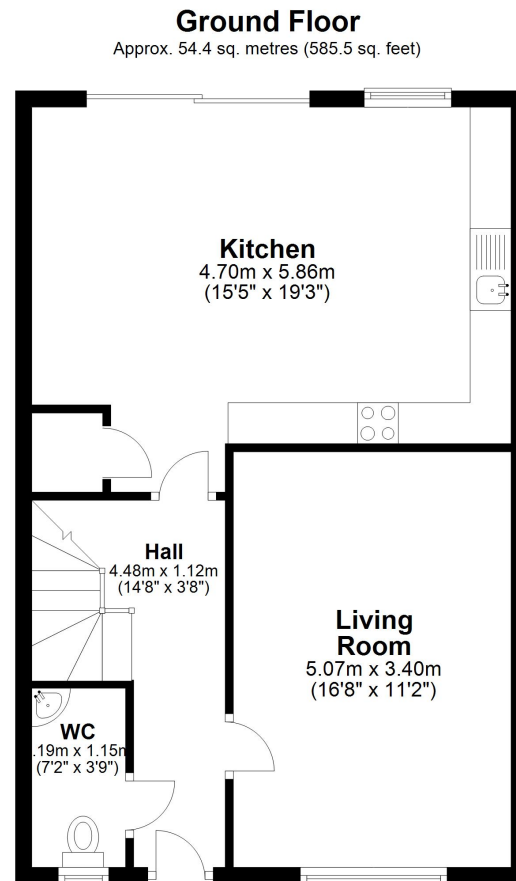
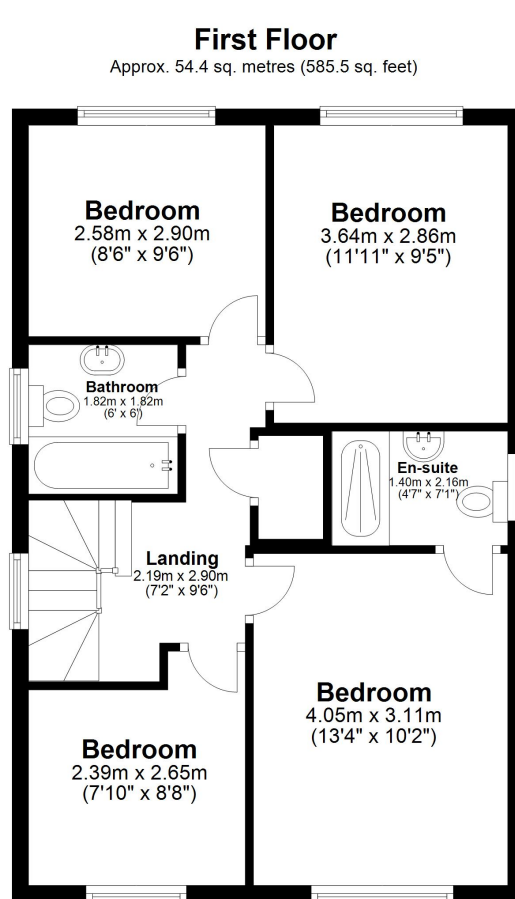
EPC Energy Rating: C.

DIRECTIONS

To locate, please follow Sat Nav ref EX31 3GD.

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Total area: approx. 108.8 sq. metres (1171.0 sq. feet)

Produced by Energy Performance Services for Identification purposes only.
Plan produced using PlanUp.

23 Glenwood Drive, Roundswell, Devon

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