



36 Lower Cross Road, Bickington, Barnstaple, Devon, EX31 2LE





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Guide Price £525,000

This beautifully proportioned detached house enjoys one of Barnstaple's premier locations, the highly regarded and sought after Lower Cross Road. Having been in the same ownership for many years this imposing four bedroom house has been the subject of much expenditure including bespoke kitchen with high quality flooring, and has been maintained to a high standard throughout. Upon entering this desirable development, the quality of the setting is immediately obvious, even to those unfamiliar with the area, and upon entering the house via the front door, the quality of the interior is evident with Laminated Antico Easycare flooring catching the eye. From the hallway, doors lead off to the various reception rooms including the rather grand triple aspect sitting room with windows to front and side, French doors to the rear garden and a feature living flame gas fire. There is a separate dining room with Laminated Antico Easycare flooring and window to front, whilst also on the ground floor is a useful W/C with basin. The final door leading from the hallway gives access to the kitchen with a bespoke wooden fitted kitchen with eye-level double oven, inset hob and window overlooking the rear garden. From the kitchen, there is a utility room with sink which in turn leads into a conservatory area with doors to rear garden and pedestrian door into the double garage. On the first floor, is the Master Bedroom with bespoke built-in storage by Pilton Cabinet Works and en-suite shower room. There are three further bedrooms plus family bathroom with bespoke built-in storage again in bedrooms two and four. All of the bedrooms are well proportioned, with the high ceilings adding to the feeling of space.

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Imposing Detached Neo Georgian House
Sought After Location Within A High Quality Development
Triple Aspect Sitting Room
Separate Dining Room
Bespoke Fitted Kitchen And Utility Room
Laminated Antico Easycare Flooring To Much Of The Ground Floor
Master Bedroom With En-Suite
Three Further Bedrooms
Family Bathroom
Attractive Front And Rear Gardens
Double Garage With Driveway Parking
No Onward Chain



Entrance Hall

Stairs to first floor.

Living Room

23' 7" x 11' 4" (7.19m x 3.45m)

Dining Room

10' 6" x 9' 1" (3.20m x 2.77m)

Kitchen

12' 7" x 11' 11" (3.84m x 3.63m)

Utility Room

9' 0" x 5' 8" (2.74m x 1.73m)

Conservatory

7' 11" x 5' 11" (2.41m x 1.80m)

Cloakroom

First Floor Landing

Bedroom One

12' 5" x 12' 2" (3.78m x 3.71m)

En-Suite Shower Room

Bedroom Two

12' 8" x 11' 5" (3.86m x 3.48m)

Bedroom Three

9' 5" x 8' 2" (2.87m x 2.49m)

Bedroom Four

9' 1" x 6' 2" (2.77m x 1.88m)

Bathroom

Outside

The front of the property is a lawned garden as well as tarmac double width driveway providing off road parking and giving access to the double garage. Whilst to the rear, is a sunny and enclosed garden, mainly laid to lawn with a patio area and flower / shrub borders, the whole bounded by mature hedge and timber fence boundaries.

Double Garage

16' 8" x 16' 5" (5.08m x 5.00m) With roller shutter door.

Agent's Note

The property has been owned by the current owner since new. The property was built in 1983.

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: D.

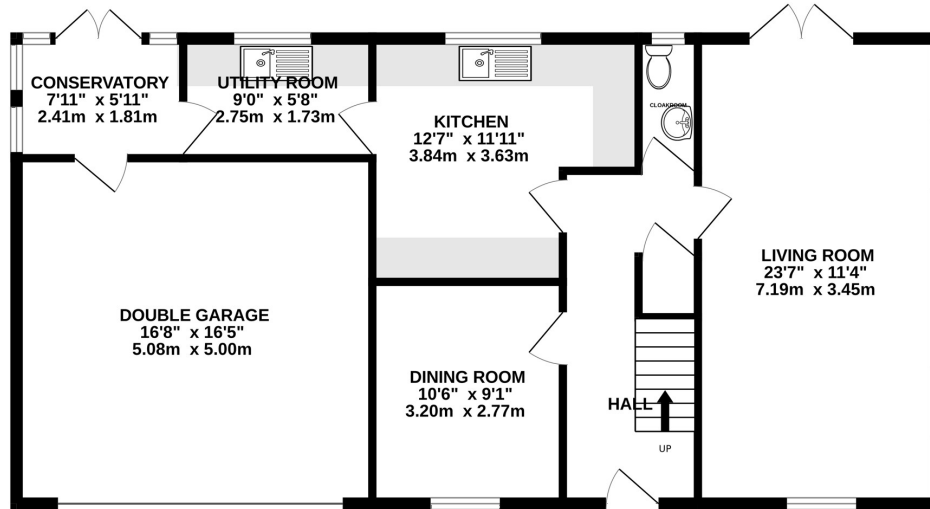
DIRECTIONS

To find, please use sat nav ref EX31 2LE.

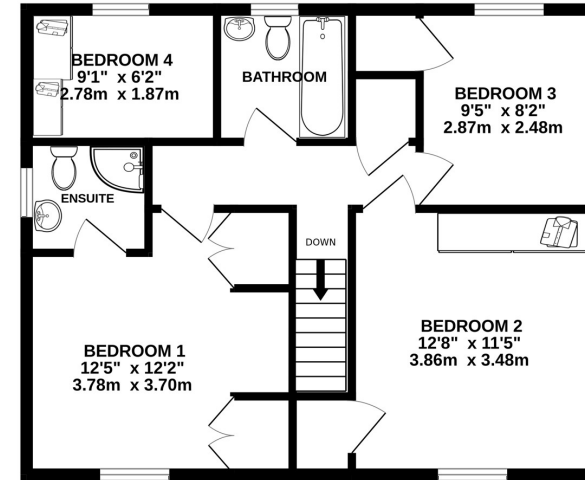
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GROUND FLOOR



1ST FLOOR



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