



4 Barum Ware Way, Roundswell, Barnstaple, Devon, EX31 3WG





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Offers Over £325,000

Quietly situated in a no-through road location and further benefitting from a pleasant leafy outlook and being situated within a short walk to the local primary school is this larger than average 4 bedroom link-detached house benefits from spacious accommodation and all the modern touches one would expect of a house only 4 years old and benefitting from the remainder of the original NHBC warranty. Entering the house one is immediately struck by the spacious hallway with full size storage cupboard and stairs to first floor with further useful storage under, door off to the ground floor WC, whilst a further door opens onto the open plan kitchen/living/ dining space. This particularly well proportioned L shaped room is double aspect, with windows to front and rear as well as French doors to rear flooding the space with light. The well appointed fitted kitchen with high gloss finish offers a range of integrated appliances including fridge freezer, dishwasher, gas hob with extractor over and double oven. The living space opens across the broadest part of the room creating a wonderful and relaxing space for family living and entertaining.

On the first floor is a spacious galleried landing with airing cupboard housing a cylinder for the pressurised hot water system, and there are door leading off to the master bedroom - a bright and spacious room with door to the en-suite shower room. There are 3 further bedrooms and a family bathroom with an attractive white suite.

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Larger Than Average 4 Bedroom Link-Detached House
Quiet No-Through Road Location
Superb Open Plan Living Area
Quality Fitted Kitchen With Integrated Appliances
Master Bedroom Suite With En-Suite Shower Room
Family Bathroom With White Suite
Ample Off Road Parking
Garage With Remote Control Door
Utility / Laundry Room
Enclosed Rear Garden



Entrance Hall

With stairs to First Floor Landing.

Downstairs Cloakroom

7' 1" x 3' 0" (2.16m x 0.91m)

Kitchen / Living Room / Dining Room

16' 1" x 27' 9" (4.90m x 8.46m)

First Floor Landing

Bedroom One

14' 9" x 10' 1" (4.50m x 3.07m)

En-Suite Shower Room

10' 1" x 5' 3" (3.07m x 1.60m)

Bedroom Two

15' 1" x 9' 0" (4.60m x 2.74m)

Bedroom Three

12' 4" x 9' 0" (3.76m x 2.74m)

Bedroom Four

8' 10" x 7' 1" (2.69m x 2.16m)

Family Bathroom

7' 1" x 6' 3" (2.16m x 1.91m)

Outside

The front of the property is an easily maintained garden area laid to attractive chippings and usable as off road parking for up to 2 vehicles. Whist to the side is further ample parking and access to the spacious garage which has been fitted with an electronic roller door with remote control for ease of access. To the rear of the property, is a pleasant rear garden, well bounded by timber fences and laid mainly to lawn with patio seating area. There is a door into a useful utility/laundry room with space for washing machine and tumble drier and a further door gives access into the garage.

Garage / Utility Area

SERVICES

Services: We understand that all mains services are connected.

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: TBC.

DIRECTIONS

To find follow satnav reference EX31 3WG.

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