



Sanderling Close, Barnstaple, Devon, EX32 9FN



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Guide Price £325,000

Entering the property through the front door, you are greeted by the MAIN HALLWAY, with views right through to the back garden, which immediately gives a bright, airy feel to the property and offers a handy area to leave shoes and coats. Doors lead to the KITCHEN/DINING ROOM and the DOWNSTAIRS W/C, with stairs leading to the First Floor. The KITCHEN is wonderfully presented and offers plenty of worktop space due to integrated base and eye-level appliances. The rest of the room leaves plenty of space for a dining table set and has a handy storage cupboard, a perfect spot for washing or drying machines to be tucked away. The room is flooded with light from both front and side aspect double glazed windows. Double doors lead to the well-proportioned LIVING ROOM, which is neatly presented and bathed in light from the French doors leading out to the South facing REAR GARDEN. The DOWNSTAIRS W/C is delightfully presented, with plenty of light from the frosted window, it features a W/C and pedestal wash hand basin. On the First Floor there are doors leading to BEDROOM 2 and BEDROOM 3, as well as the FAMILY BATHROOM and airing cupboard and second staircase to the third floor leading to the MASTER BEDROOM. BEDROOM 3 is well-proportioned and bright, benefitting from a rear aspect double glazed window, with plenty of space for standing furniture. BEDROOM 2 is again a great size and benefits from built-in wardrobe space and a front aspect double glazed window. The FAMILY BATHROOM is wonderfully presented, with neat tiling throughout, fitted with a bath, shower attachment and shower screen, W/C and pedestal wash hand basin. Heading up the stairs to the MASTER BEDROOM and EN-SUITE SHOWER ROOM, you are greeted with a gorgeous, light and airy room, with fitted wardrobes and a front aspect double glazed window. There is plenty of room in here for standing furniture and a double bed. The EN-SUITE SHOWER ROOM is lovely and bright with the Dormer window allowing plenty of light and again features lovely tiling, fitted with a shower cubicle, W/C and pedestal wash hand basin.

Outside the property, there is a South facing garden, with both neat paving and turf forming this lovely manageable space, which you have side access to. There is off-street parking for two cars and a neat and tidy front garden, all without a house across the way looking back at you.

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Sought After Town Centre Location
Three-Storey New Build Property
One Owner Since New
Bright And Airy Living Space
Well Proportioned Room Sizes
Master Bedroom With En-Suite
Two Further Bedrooms
Family Bathroom
Wonderful South Facing Rear Garden
Off Road Parking For Two Cars

Entrance Hall

Stairs to First Floor Landing.

Kitchen/Dining Room

10' 6" max x 15' 11" max (3.20m max x 4.85m max)

Lounge

13' 7" x 11' 7" (4.14m x 3.53m)

Downstairs W/C

3' 0" x 5' 6" (0.91m x 1.68m)

Stairs To First Floor Landing

Bedroom Two

13' 7" max x 9' 1" max (4.14m max x 2.77m max)

Bedroom Three

11' 1" x 11' 10" (3.38m x 3.61m)

Family Bathroom

Stairs To Second Floor

Bedroom One

13' 7" x 14' 1" (4.14m x 4.29m)

En-Suite Shower Room

Outside

To the front, there is a neat and tidy small garden area. To the rear there is a South facing garden with both neat paving and turf forming this lovely manageable space. There is also pedestrian side access. The property benefits from two off-road car parking spaces.

SERVICES

Services: We understand all mains services are connected.

Council Tax Band: C.

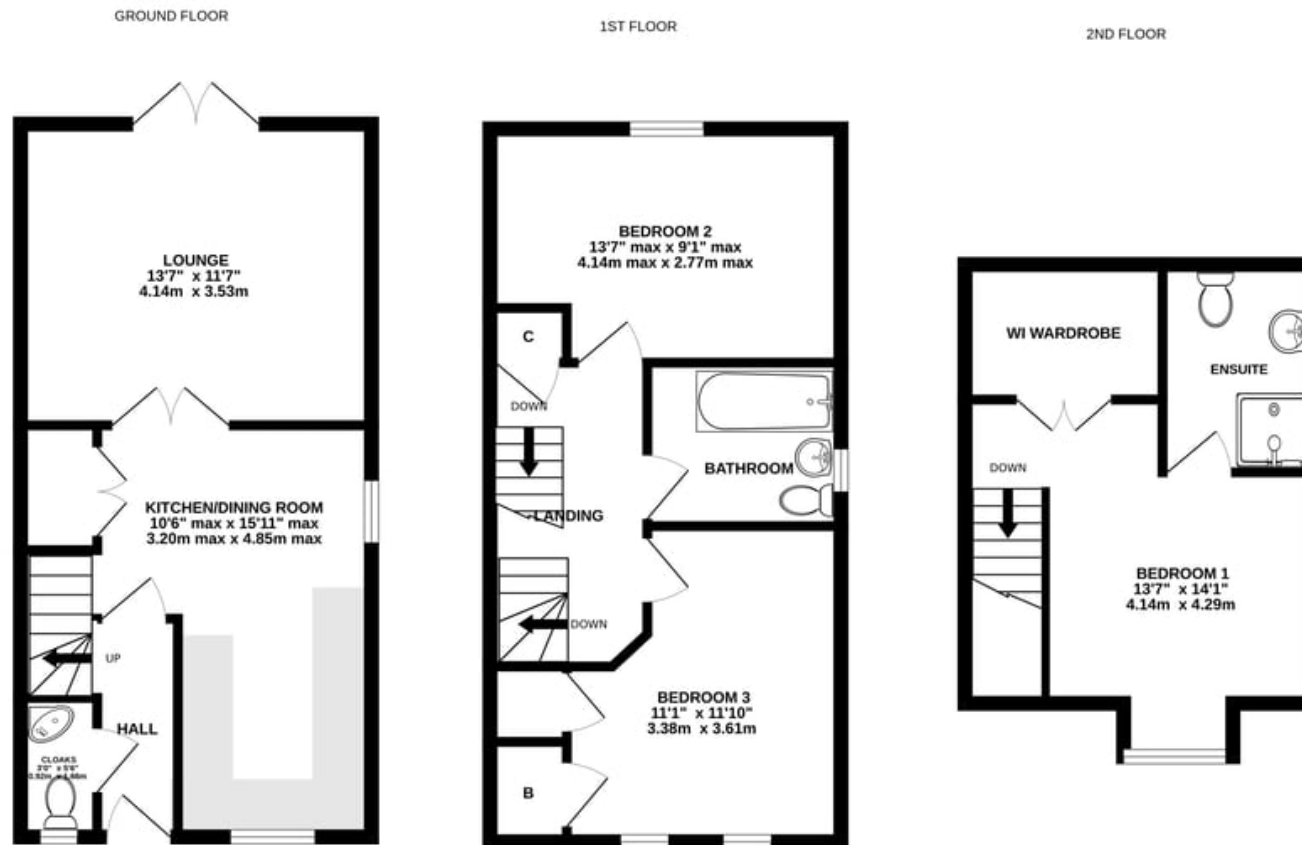
Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: TBA.

DIRECTIONS

To locate the property, follow SatNav EX32 9FN.

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