



Rookabear Avenue, Roundswell, Barnstaple, Devon, EX31 3GS





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Offers Over £425,000

Our client bought the property directly from renowned Redrow Builders from new and extended the already large KITCHEN to incorporate a bright and airy family room. This immaculately presented FOUR DOUBLE BEDROOM HOME offers spacious family sized accommodation. The front door opens to a LARGE ENTRANCE HALLWAY, the LIVING ROOM to the left, is bright with natural light through the large windows and is a cosy family space with an electric fire. The LARGE MODERN FITTED KITCHEN is off the hallway with high quality integrated appliances including gas hob, electric eye level double oven, built-in fridge, freezer and dishwasher. The KITCHEN has a light and spacious extended SUN ROOM with patio doors to the LANDSCAPED GARDEN. The UTILITY ROOM leads off the KITCHEN with a door to the garden and the DOWNSTAIRS CLOAKROOM comes off the UTILITY ROOM. Throughout downstairs there is Amtico Oak flooring, perfect to withstand the rigors of family life. On the First Floor there is a wide and inviting GALLERIED LANDING with doors off to the MASTER BEDROOM with EN-SUITE SHOWER ROOM, THREE FURTHER DOUBLE BEDROOMS contemporary fully tiled FAMILY BATHROOM.

From the First Floor far reaching views can be enjoyed from the bedrooms at the rear to Croyde and Tutshill Woods at Pilton.

OUTSIDE, the FULLY ENCLOSED LANDSCAPED GARDEN offers a good degree of privacy with mature shrubs and plants, a patio area and decked area. At the front of the property, there is an ENCLOSED FORECOURT GARDEN, DRIVEWAY with PARKING for two cars. and access through the electric door to the GARAGE, which benefits from storage racking and a courtesy door leading into the entrance hallway of the property. There is dual control gas central heating and double glazing throughout the property. It is a stunning property that can only be appreciated on viewing!

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Spacious 4 Double Bedroom Family Home
Immaculately Presented Throughout
Tremendous Modern Kitchen With Extended Sun Room
High Quality Fitted Kitchen With Integrated Appliances
Family Bathroom With En-Suite To Master Bedroom
Utility Room And Downstairs Cloakroom
Garage And Driveway Parking
Landscaped Enclosed Garden
Quiet Residential Location Close To Local Amenities
Highly Sought After Redrow Development



Entrance Hall

Living Room

11' 1" x 16' 9" (3.38m x 5.11m)

Kitchen

13' 10" x 14' 10" (4.22m x 4.52m)

Sun Room

12' 4" x 9' 9" (3.76m x 2.97m)

Utility Room

Downstairs W/C

Stairs To First Floor Landing

Bedroom One

11' 1" x 17' 8" (3.38m x 5.38m)

En-Suite Shower Room

Bedroom Two

10' 6" x 10' 11" (3.20m x 3.33m)

Bedroom Three

9' 10" x 12' 2" (3.00m x 3.71m)

Bedroom Four

9' 5" x 10' 11" (2.87m x 3.33m)

Family Bathroom

Outside

Enclosed forecourt garden to the front, garage and driveway parking for two cars. Rear enclosed landscaped garden.

Garage

9' 5" x 18' 7" (2.87m x 5.66m)

SERVICES

Services: We understand all mains services are connected.

Council Tax Band: E.

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

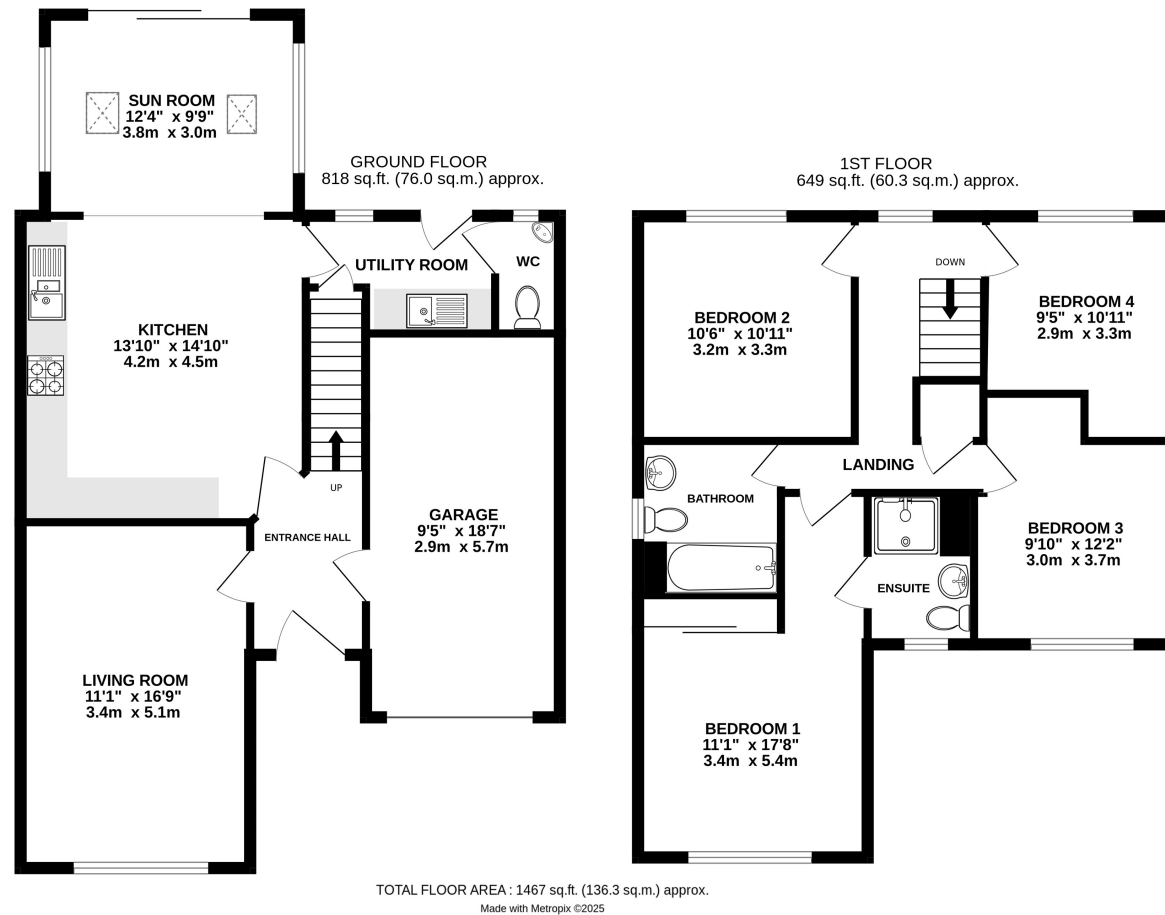
EPC Energy Rating: B.

DIRECTIONS

To find, follow Sat Nav EX31 3GS.

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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

