



24 Trayne Heights, Barnstaple, Devon, EX31 4FQ





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£465,000

Built to the highest standards and presented in stunning condition throughout, this superb family home offers a winning blend of luxury, style and efficiency, with luxurious finishes, energy saving efficiencies (such as a central heating system that can heat only one floor at a time, if wished) and some thoughtful extra touches from the current owners including a wider driveway for extra parking, a high quality conservatory and a garden building suitable for a variety of purposes.

Approached over the broad, avenue-like sweep of Trayne Heights with far reaching rural views, one is immediately struck by the widened driveway providing extra parking. Stepping over the threshold into the spacious and light filled hallway, there are doors leading off to the various rooms and to the spacious and adaptable garage. At the front of the house, is a light filled sitting room with deep windows and a convenient door to the garden. The kitchen/dining room at the rear offers a high specification fitted kitchen with induction hob and double oven as well as a range of integrated appliances including fridge, freezer and dishwasher, the kitchen opening onto a spacious dining/family room area which in turn leads to the conservatory and rear garden. Also on the ground floor is a separate W/C. On the first floor we find the Master Bedroom, an impressive 19' room with built-in wardrobes and en-suite shower room. Bedroom 2 and 3 also enjoy built in storage, with bedroom 2 having it's own en-suite shower room. Bedroom 4 would make a comfortable bedroom or home office, whilst the family bathroom offers a luxury suite.

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Stunning 4 Bedroom / 3 Bathroom Detached Home
Balance Of NHBC Warranty
Immaculate Throughout
Driveway Parking For 4 Vehicles
Larger Than Average Garage
High Quality Fitted Kitchen With Integrated Appliances
Sunny Sitting Room
Kitchen / Dining / Family Room
Conservatory Overlooking Rear Garden
Garden Room Suitable For A Variety Of Uses



Entrance Hall

12' 9" x 10' 2" (3.89m x 3.10m)

Living Room

15' 5" x 11' 3" (4.70m x 3.43m)

Kitchen

9' 10" x 7' 10" (3.00m x 2.39m)

Lounge / Diner

15' 5" x 10' 0" (4.70m x 3.05m)

Conservatory

(13' 1" x 9' 10") 4.00m x 3.00m

Downstairs W/C

5' 6" x 3' 8" (1.68m x 1.12m)

Stairs To First Floor Landing

Master Bedroom

19' 1" x 9' 8" (5.82m x 2.95m)

En-Suite Shower Room

6' 4" x 4' 11" (1.93m x 1.50m)

Bedroom Two

14' 2" x 9' 10" (4.32m x 3.00m)

En-Suite Shower Room

6' 10" x 4' 9" (2.08m x 1.45m)

Bedroom Three

11' 3" x 8' 7" (3.43m x 2.62m)

Bedroom Four

11' 3" x 6' 3" (3.43m x 1.91m)

Family Bathroom

Outside

Outside the property is a lawned front garden with level patio area, ideal for seating or for pots and plants, whilst to the side is a tarmac driveway that the owners had widened to create extra parking. An up-and-over door gives access to the GARAGE. There is side access to the rear garden, which has been arranged for ease of maintenance and offers numerous seating areas to enjoy the sunny aspect. There is a high quality insulated garden room building, currently used for storage and suitable for a variety of uses.

Garage

20' 9" x 10' 0" (6.32m x 3.05m)

SERVICES

Services: We understand from the sellers that all mains services are available.

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.

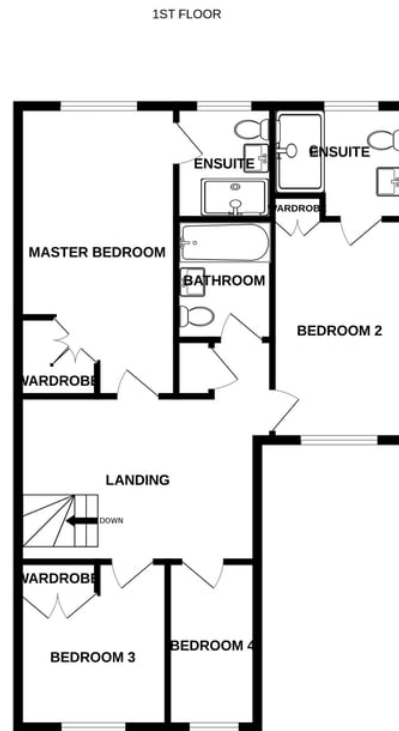
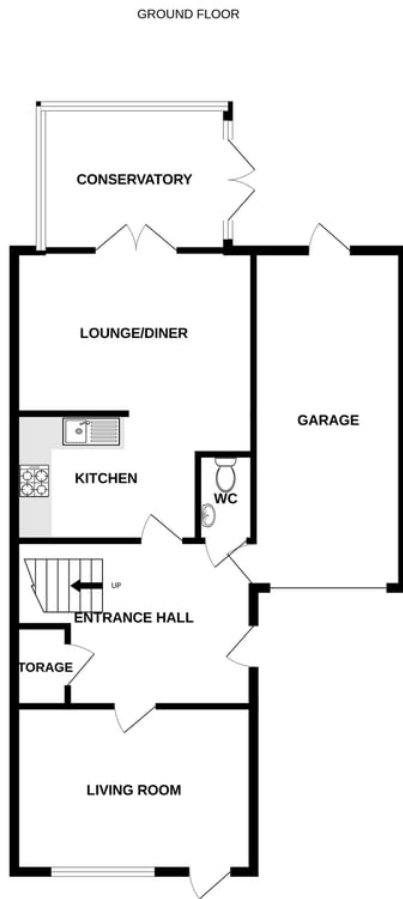
EPC Energy Rating: B.

DIRECTIONS

From Barnstaple town centre, proceed towards the District Hospital and upon reaching the roundabout with the hospital on your right, take the third exit then turn immediately left and first left again onto Trayne Heights and follow this broad avenue as it bears to the right. The property will be seen on the left with a For Sale sign displayed.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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