



The Property Professionals...

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FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

From our offices in Bude, proceed down Queen Street and then right into Lansdown Road and along the Strand, turn left at the mini roundabout into Bencoolen Road and remain on this road all the way up the hill passing straight over the Morrisons roundabout. At the next roundabout turn left onto the A39 and then after a short distance take the right turning towards Stratton and Holsworthy (A3072). Remain on this road for 1.8 miles and at Burnards House turn left signposted Chilsworthy and Bradworthy, stay on this road until reaching a T junction and at West Ugworthy turn left in the direction of Bradworthy and remain on this road until reaching the village and St Johns Drive will be located on the left hand side, following the road around into the cul-de-sac and the property will be located directly in front of you.

11 St. Johns Drive

Bradworthy, Holsworthy, Devon, EX22 7UR

Price £310,000

11 St. Johns Drive is a spacious and well presented link detached family home, which is offered with no onward chain, just a moment's walk from Bradworthy Square, with its village pub, primary school, convenience stores and local amenities.

The property offers an entrance hall, dual aspect lounge/dining room with doors leading out to the garden, modern kitchen, ground floor bedroom four with ensuite shower room. On the first floor there are three bedrooms and a bathroom.

Outside there is off road parking, garage/store and an area of lawn. To the rear the gardens are laid to lawn with a patio seating area and useful summerhouse.

ENTRANCE HALL

Entering via a UPVC obscure double glazed door to the entrance hall, glass balustrade staircase ascending to the first floor, exposed wooden flooring, radiator and door to useful storage cupboard. Doors serve the following rooms:-

LOUNGE/DINING ROOM

21' 2" x 12' 5" (6.45m x 3.78m) A bright and spacious dual aspect reception room with UPVC double glazed window to the front elevation overlooking the garden and cul-de-sac and wooden framed double glazed sliding door to the rear elevation overlooking and leading out to the enclosed rear garden. Inset lighting, fireplace with slate mantle and hearth and inset electric fire, two radiators and exposed wooden flooring.

KITCHEN

12' 1" x 7' 8" (3.68m x 2.34m) UPVC double glazed window to the rear elevation overlooking the gardens. Inset lighting and exposed wooden flooring.

The kitchen is finished with a range of matching white high gloss wall and base units with contrasting square edge work surface. Inset stainless steel sink and drainer with mixer tap and attractive Metro style tiled splashback. Space for freestanding electric cooker with extractor hood, space and plumbing for dishwasher and space for freestanding fridge freezer. Door to:-



BEDROOM FOUR

16' 4" x 8' 6" (4.98m x 2.59m) A bright and spacious dual aspect double bedroom with UPVC double glazed window to the side elevation and matching French doors to the rear overlooking and leading out to the patio seating area and gardens. Loft hatch access, inset lighting and radiator. Door to:-

ENSUITE

8' 6" x 2' 8" (2.59m x 0.81m) Inset lighting, double shower enclosure with mains fed shower, vanity unit with inset basin and mixer tap, push button low flush WC and grey wall mounted heated towel rail.

FIRST FLOOR

Coved ceiling, inset lighting and loft hatch access with pull down ladder. Doors serve the following rooms:-

BEDROOM ONE

9' 8" x 9' 1" (2.95m x 2.77m) A bright and spacious principal double bedroom with UPVC double glazed window to the rear elevation overlooking the gardens and church. Coved ceiling, high level television point/socket, built in wardrobe and radiator.

BEDROOM TWO

10' 1" x 9' 7" (3.07m x 2.92m) A bright and spacious South aspect double bedroom with UPVC double glazed window to the front elevation overlooking the garden and cul-de-sac. Coved ceiling high level television point/socket and radiator.

BEDROOM THREE

9'1 max' 5'9 min" x 7' 2" (2.87m x 2.18m) A South aspect single bedroom with UPVC double glazed window to the front elevation overlooking the garden and cul-de-sac. Built in bed over the stairwell, built in cupboard, high level television point/socket and radiator.

BATHROOM

9' 5" x 5' 9" (2.87m x 1.75m) UPVC obscure double glazed window to the rear elevation, inset lighting, panel enclosed bath with mixer tap, large shower enclosure with soak head shower and separate hand attachment, vanity unit within inset basin, push button low flush WC and chrome wall mounted heated towel rail.

GARAGE/STORE

9' 6" x 7' 3" (2.9m x 2.21m) Up and over door with light and power connected space and plumbing for washing machine and wall mounted ideal gas fired boiler

OUTSIDE

To the front of the property there is off road parking for a number of vehicles and area of grass. Side gate leads to the enclosed rear garden which is laid to lawn with a large patio seating area.

SUMMERHOUSE

11' 3" x 9' 4" (3.43m x 2.84m) UPVC double glazed door and matching windows to the front and side elevations.

COUNCIL TAX

Band C

SERVICES

Mains electricity, water and drainage. LPG gas bottles for the central heating

TENURE

Freehold

