



21 PRIMROSE AVENUE, BARNSTAPLE, EX32 8RG

£345,000

A spacious, well presented 4 bedroom detached home in a well established Barnstaple location. With a welcoming lounge, open plan kitchen/dining/family room, gardens to the side and rear plus garage and driveway, it's ideal for modern family living close to schools, the town & coast.

21 Primrose Avenue is a well-presented four-bedroom detached home, ideally located in the well-established Westacott area of Barnstaple.

Offering generous & versatile accommodation, the property is perfectly suited to family living.

On the ground floor, a comfortable lounge is set to the rear of the house, while to the front a stylish open plan kitchen/dining/family room creates the heart of the home, overlooking the front and side garden and providing an ideal space for both everyday living and entertaining.

A separate utility room adds convenience and practicality. Upstairs there are four well-proportioned bedrooms, including master with an en-suite shower room, along with the family bathroom.

The property benefits from double glazing and gas central heating, ensuring comfort and efficiency throughout the seasons. Outside, there are enclosed gardens to the side and rear, offering private areas for outdoor dining and relaxation whilst to the front, a garage and driveway provide off road parking.

Conveniently positioned within easy reach of local amenities, schools and Barnstaple town centre, as well as the stunning beaches and countryside of North Devon, this is an excellent opportunity to acquire a spacious and versatile family home.

Services: All mains services are connected

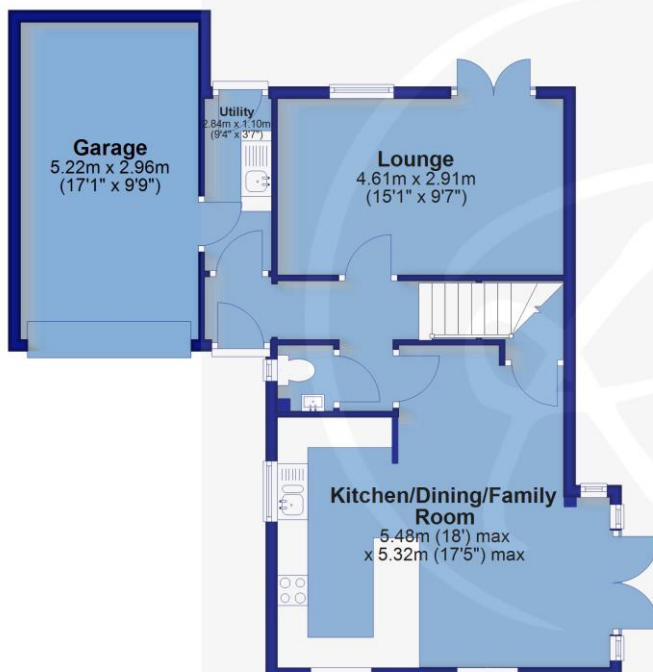
Energy Performance Certificate: C (72)

Council Tax: BAND C (£2,342.46 per annum)



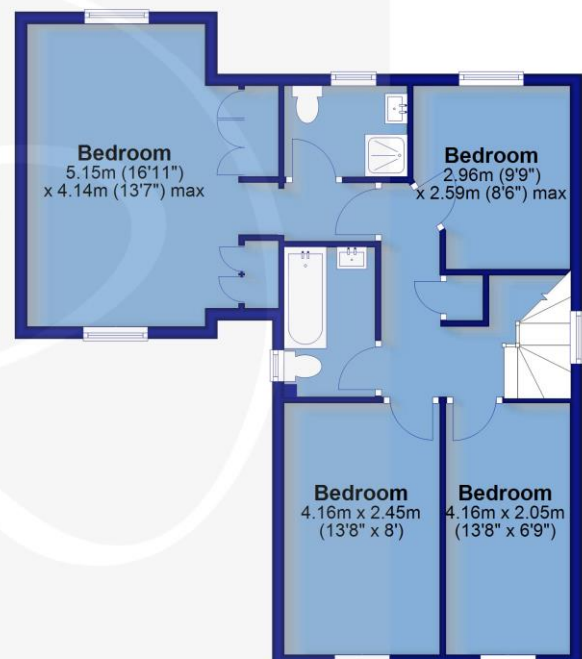
Ground Floor

Approx. 67.1 sq. metres (722.3 sq. feet)



First Floor

Approx. 63.9 sq. metres (687.3 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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