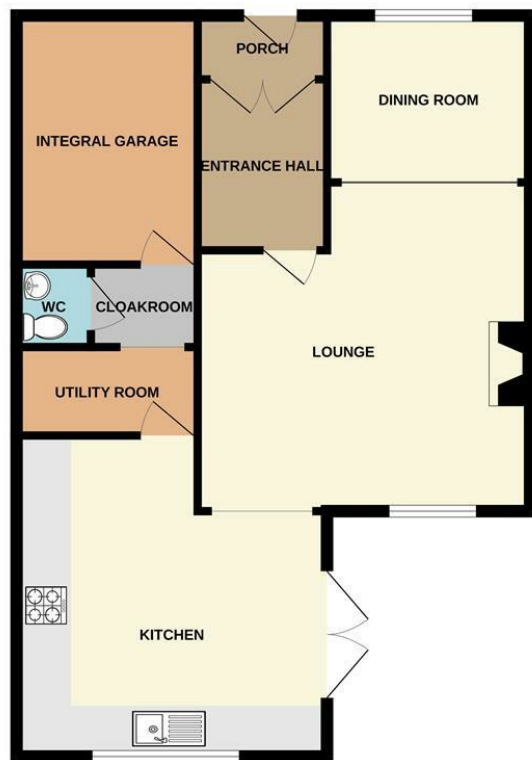
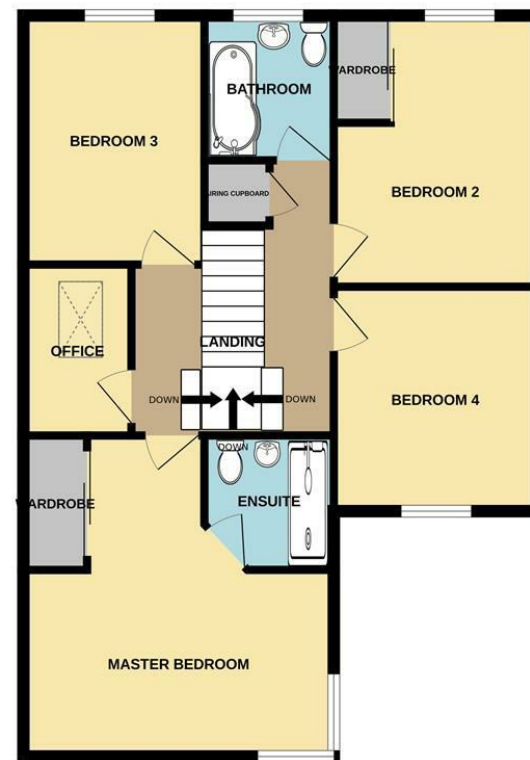


GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2023



Spacious 4 Bed Family Home
23 Woodland Close, Barnstaple, EX32 0EG

Guide Price

£385,000

- 4 Generous Double Bedrooms
- Open Plan Living
- Popular Residential Location
- Home Office
- Spacious Extension
- Double Driveway and Garage
- Master Bedroom & En-Suite

Looking to sell? Let us value your property for free!

Call 01271 327878
or email barnstaple@phillipsland.com

Directions

Head out of town towards the North Devon Link Road. Proceed along Easter Avenue, take the first exit on the Tesco's roundabout proceeding along Whiddon Drive, passing the chicanes, then turning left into Woodland Close follow down the road where No 23 will be situated on your left.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract. Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited. Our company registration number is 04753854 and we are registered in England and Wales.



Room list:

- Front Porch**
2.42m x 0.92m (7'11" x 3'0")
- Entrance Hall**
1.83m x 2.46m (6'0" x 8'0")
- Living Room**
4.90m x 4.73m (16'0" x 15'6")
- Dining Room**
2.98m x 2.40m (9'9" x 7'10")
- Kitchen**
2.19/4.48m x 1.15/3.94m (7'2"/14'8" x 3'9"/12'11")
- Utility Room**
2.44m x 1.29m (8'0" x 4'2")
- WC**
1.07m x 1.07m (3'6" x 3'6")
- Master Bedroom**
4.25m x 4.60m (13'11" x 15'1")
- En-Suite Shower Room**
2.15m x 1.93m (7'0" x 6'3")
- Bedroom 2**
2.92m x 3.90m (9'6" x 12'9")
- Bedroom 3**
2.61m x 3.59m (8'6" x 11'9")
- Bedroom 4**
2.64m x 3.23m (8'7" x 10'7")
- Family Bathroom**
1.86m x 2.08m (6'1" x 6'9")
- Landing**
- Study**
1.56m x 2.45m (5'1" x 8'0")
- Garage**

Overview

Welcome to this exceptional 4 bedroom detached property, situated in the highly sought after Westacott neighbourhood. This home seamlessly combines contemporary design with spacious living, boasting an array of coveted features that make it a true gem.

As you approach the property, its curb appeal is immediately evident, with a beautifully manicured front garden and a double driveway leading to a single garage. The garage extension adds functional space to the home's interior.

Upon entering the interior reveals itself as a haven of light and open space thanks to the two-story extension at the rear of the property. The ground floor has been thoughtfully reconfigured to maximize both space and functionality, ensuring a smooth flow between the kitchen and living areas. This open-concept design creates an ideal environment for hosting gatherings, family dinners or simply relaxing in style.

The kitchen has been tastefully updated offering modern appliances, ample counter space, and storage solutions. It's not just a place to prepare meals, it's a hub for family life. Adjacent to the kitchen, the living room is both spacious and inviting with large windows framing picturesque views of the well-maintained rear garden.

This property also features a dedicated home office space, perfect for remote work or study. Additionally, a convenient utility room ensures laundry tasks are handled with ease, keeping the main living areas clutter-free.

Upstairs, you'll find four generously sized double bedrooms along with the central family bathroom. The master bedroom is a true retreat, boasting a modern and recently fitted en-suite shower room which offers privacy and comfort, along with ample closet space and a serene ambiance, making it the perfect sanctuary after a long day.

The rear garden is a true oasis offering a tranquil retreat where you can unwind, entertain, or simply enjoy the outdoors. It's an ideal space for children to play, gardening enthusiasts and hosting summer barbecues.

Outside

Situated on the outskirts of Barnstaple Town Centre, the regional and administrative centre of North Devon. Situated in the valley of the River Taw, it is surrounded by beautiful rolling Devonshire countryside and some of the area's best beaches and rugged coastal paths. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. The popular golden sandy beaches of Woolacombe, Croyde and Instow within 5 miles distance, perfect for outings with family and friends. The A361 North Devon Link Road provides convenient access to the M5 motorway, together with Barnstaple's train network giving easy access to Exeter central station and beyond.



Services

All Mains Services Connected

Council Tax band

D

EPC Rating

C

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878

