

Stunning 4 Bedroom Detached Home

3 Harvest Close, Roundswell, Barnstaple, EX31 3US

Guide Price

£475,000



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Beautifully Presented & In Show Home Condition

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Phillips, Smith & Dunn are delighted to be offering this truly superb 4 bedroom detached home with the house being finished to an exacting standard with high quality fixtures and fittings and boasting a thoughtfully designed layout. The property is offered in excellent condition with the current owners having improved and maintained it well over the years and any prospective purchaser will be delighted with the light and airy accommodation on offer. The property is situated in a select close of 4 properties on the edge of Roundswell and therefore offering a quiet and attractive position.

Stepping through the front door you are greeted by the entrance hall with the ground floor comprising of: a superb south facing Sitting Room offering a spacious accommodation, from the hall is the fantastic open-plan kitchen/dining room, the real heart of this home, that has a range of luxury wall and base units with a detached island and breakfast bar with under counter lighting, fitted appliances to include eye level double oven, larder fridge and 4 ring induction hob. There is ample seating areas with French doors leading out to the rear garden. A sliding door leads through to the utility area which has further units and a integrated washing machine and dryer. Here there is a useful study area and WC as well.

On the first floor are the 4 bedrooms all sizable rooms, meaning no squabbles amongst the family with the master bedroom being of a particularly good size and benefiting from an en-suite shower room. The family bathroom has a 4 piece suite with bath and separate shower cubicle, pedestal wash hand basin and low level WC.

This is a truly desirable property so book your viewing today!

DETAILS

Situated in the popular residential development of Roundswell and within a short distance to the nearby retail park with numerous outlets and Sainsburys superstore. The property is also well placed near Sticklepath which offers local amenities including shops, schools, a post office, popular pub, award winning fish and chip restaurant, takeaways and St Michael's Nursery.

Barnstaple, the ancient borough and administrative centre for North Devon is approximately a mile away and the town offers an excellent range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, leisure centre, Tarka tennis centre, and from the town there is a sprinter train service running through to the cathedral city of Exeter and immediate access onto the A361/North Devon Link Road which connects the area through to junction 27 of the M5 motorway to the east side of Tiverton where there is also the Parkway railway station where journey times to London/Paddington are approximately 2 hours in distance. To the west of Barnstaple about 5 miles is the coastal village of Instow with its beach and sailing whilst on the northern side of the River Taw estuary, beaches on the dramatic North Devon coastline at Saunton, Croyde, Putsborough and Woolacombe with their associated facilities and 2 championship golf courses.

VIEWING

By appointment through our
Phillips, Smith & Dunn Barnstaple office-



Entrance Hall

Sitting Room 4.32 x 2.95 (14'2" x 9'8")

Kitchen/Dining Room 5.67 x 4.88 (18'7" x 16'0")

Utility Room

WC

Study Area

Bedroom 1 4.03 x 2.95 (13'2" x 9'8")

En-Suite

Bedroom 2 3.41 x 3.01 (11'2" x 9'10")

Bedroom 3 3.02 x 2.53 (9'10" x 8'3")

Bedroom 4 2.98 x 2.98 (9'9" x 9'9")

Bathroom 2.98 x 1.77 (9'9" x 5'9")

Garage 4.51 x 2.54 (14'9" x 8'3")





The rear gardens have been landscaped to make the most of the sunlight and provide a serene outdoor haven for entertaining or unwinding. The garden is mainly laid to lawn with 2 patio areas perfect for al-fresco dining. To the front of the property is a large double driveway with ample parking and level access to the attached garage.

Services - Mains electric, water and drainage. Gas fired central heating.

Council Tax - Band E

EPC rating - B

In accordance with the Estate Agents Act 1979 sections 21, 31 and 32, any potential purchasers are drawn to the fact that the owners of this property are connected to Phillips, Smith & Dunn.



DIRECTIONS

Leaving Barnstaple in a westerly direction, passing through Sticklepath. Upon reaching the Cedars roundabout take the first exit upon reaching a further roundabout take the third exit onto Old Barnstaple Road. Proceed through the chicanes and before reaching the final roundabout take the left hand turning into Brynsworthy Lane. Proceed up and Harvest close will be found on your right hand side.

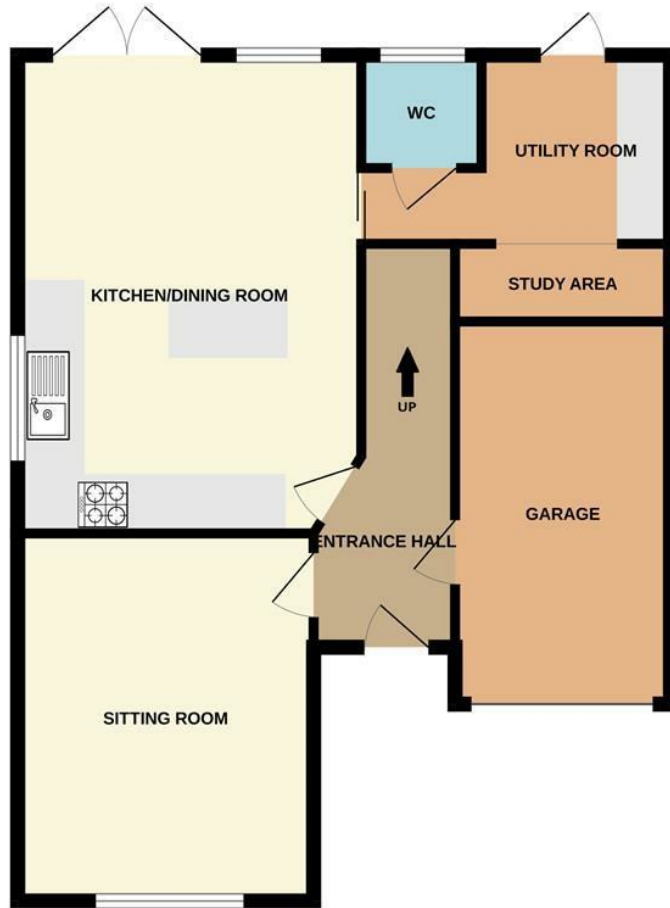


VIEWING

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Phillips Smith & Dunn,
Phillips, Smith & Dunn
Barnstaple Office
01271 327878



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.
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