

GROUND FLOOR



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**Beautifully Presented 3 Bed Bungalow  
With Estuary Views**

Guide Price

**£400,000**

34 Cleave Road, Sticklepath, Barnstaple, Devon, EX31 2DU

- Beautiful Estuary Views & Sunsets
- CHAIN FREE!
- Useful Utility Room
- Modern Kitchen and Bathroom Suites
- Triple Aspect Living Room
- Two Large Double Bedrooms
- South Facing Garden
- Excellent Condition Throughout
- Bathroom and Ensuite

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## Room list:

### Entrance Hall

**Living Room**  
6.91m x 4.04m (22'8" x 13'3")

**Kitchen**  
4.35m x 2.55m (14'3" x 8'4")

**Dining Room**  
4.43m x 3.01m (14'6" x 9'10")

**Utility Room**  
2.61m x 2.28m (8'6" x 7'5")

**Bedroom 1**  
4.67m x 3.15m (15'3" x 10'4")

### En-Suite

**Bedroom 2**  
4.36m x 3.70m (14'3" x 12'1")

**Bedroom 3**  
3.15m x 2.30m (10'4" x 7'6")

### Bathroom

**Garage**  
4.85m x 4.37m (15'10" x 14'4")

## Overview

This beautifully presented three-bedroom bungalow in Sticklepath boasts stunning estuary and distant countryside views, making it a serene retreat. Upon entry, you are welcomed by a spacious hallway, providing plenty of room for coats, shoes, and everyday essentials.

The layout of this home has been thoughtfully designed to ensure a comfortable flow. To the left, you are treated to a large, triple-aspect living room which is bathed in natural light provided by the three windows which all offer different, impressive viewpoints of the surrounding scenery. The room is an inviting space for relaxation, with a central fireplace adding warmth and a cosy focal point.

The kitchen is both practical and stylish, featuring ample cupboard space and a large fitted pantry for extra storage. It's well-equipped with modern appliances, including a 4-ring gas hob, double oven, fridge and dishwasher. The sink is positioned to take in views of the south-facing rear garden, offering a pleasant outlook while you work in the kitchen. Off the kitchen, the dining room provides a perfect space for family meals or entertaining guests, with the added bonus of the picturesque views.

A separate utility room houses a freezer and fitting point for a washing machine and benefits from double doors which lead directly to the rear garden, allowing easy access for line-drying laundry.

The master bedroom is generously sized and benefits from a modern ensuite bathroom with a walk-in shower, offering both convenience and style. Bedroom two is also a good size, complete with built-in wardrobes and a vanity dressing table, providing a comfortable and organized space. Bedroom three is currently used as an office or hobby room, but could easily serve as a third bedroom or guest room, depending on your needs.

To complete the home, there is a neatly presented family bathroom, featuring a three-piece suite with a bath and overhead shower, perfect for accommodating family members or guests.

## Outside

The exterior of this charming bungalow is equally impressive, offering a blend of practicality and beauty. At the front, you are greeted by a private driveway leading to a single garage, complete with electric doors and convenient electrical points. Steps guide you to the front entrance, while paving surrounds the property, leading to a side gate and an additional lawned area, perfect for extra greenery or garden storage.

At the rear, the south-facing garden is a true highlight. Beautifully terraced and split into two levels, it offers a peaceful retreat. The lower patio area provides a perfect spot for outdoor dining or relaxation, while the raised lawned section is ideal for sunbathing or enjoying the fresh air. A charming sunhouse at the top of the garden adds character and offers a cosy space to unwind. Thanks to the high vantage point, the garden is bathed in natural light throughout the day, allowing you to enjoy both stunning sunrises and picturesque sunsets.

This property is ideally located within walking distance of Barnstaple Town Centre, the commercial heart of North Devon, offering a range of amenities including shops, restaurants, banks, and leisure facilities. Set in the scenic River Taw valley, it provides easy access to nearby beaches like Woolacombe, Croyde, and Instow, perfect for family outings. Outdoor enthusiasts can explore the North Devon Tarka Trail and Exmoor National Park's trails. While excellent transport links via the A361 and Barnstaple train station ensure easy access to the M5 motorway and Exeter.



## Services

All Mains Services Connected (Gas, Electric, Water and Drainage)

## Council Tax Band

D

## EPC Rating

C

## Tenure

Freehold

## Viewings

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

