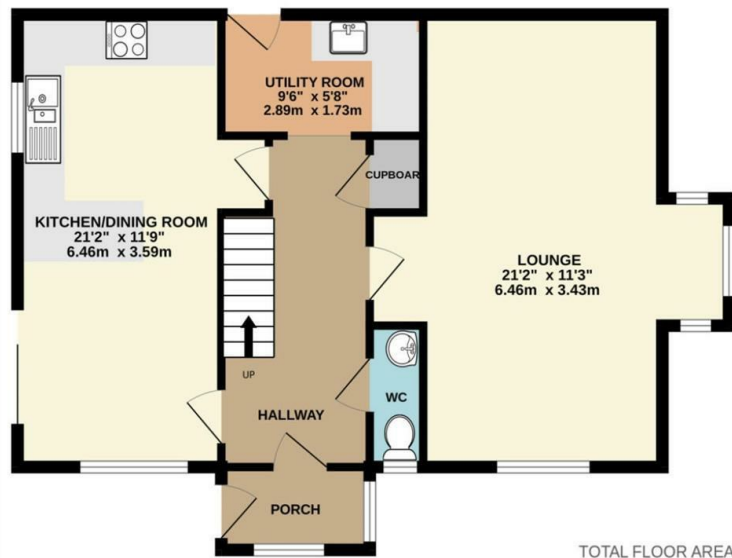
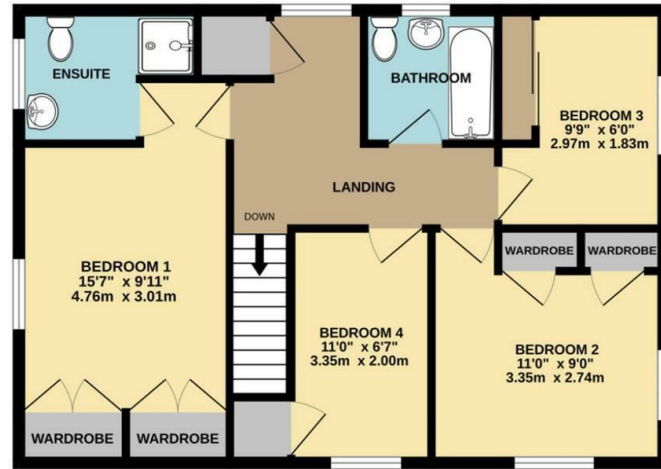


GROUND FLOOR  
686 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR  
641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 1327 sq.ft. (123.3 sq.m.) approx.



Guide Price

## Modernised 4 Bed Family Home

13 Currington Meadow, Bickington, Barnstaple, EX31 2PS

**£415,000**

- Modernised Kitchen Diner
- Double Garage & Driveway
- Popular Residential Location
- Useful Utility Room
- UPVC Double Glazed Throughout
- Master En-Suite with Fitted Wardrobes

### Directions

Heading out of Barnstaple up Sticklepath Hill from the 'Stonehenge' roundabout. Head up to the roundabout on Sticklepath Hill, continue on the A3125 until you get to the Cedars roundabout. Take the 2nd exit straight over onto the Bickington Road. Follow along until you see the first left turning, signposted Hopperstyle. Carry on down until the second right turning onto Currington Meadow. Number 13 will be on your right.

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

Call 01271 327878  
or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

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**

**Entrance Hall**

**Kitchen Diner**  
6.46m x 3.59m (21'2" x 11'9")

**Living Room**  
6.46m x 3.43m (21'2" x 11'3")

**Downstairs WC**

**Utility Room**  
1.73m x 2.89m (5'8" x 9'5")

**Landing**

**Bedroom 1**  
4.76m x 3.01m (15'7" x 9'10")

**En Suite Shower Room**

**Bedroom 2**  
3.35m x 2.74m (10'11" x 8'11")

**Bedroom 3**  
2.97m x 1.83m (9'8" x 6'0")

**Bedroom 4**  
3.35m x 2.00m (10'11" x 6'6")

**Family Bathroom**

**Double Garage**

## Overview

This attractive 4-bedroom, 2-bathroom detached home is located in the desirable village of Bickington and offers impressive curb appeal. Upon entering, a welcoming front porch provides the perfect space for coats and shoes, leading into a spacious hallway. To the left, you'll find the recently modernised kitchen diner, fully equipped with integrated appliances including a dishwasher, fridge freezer, gas hob, double oven, and an automatic extractor hood—ideal for family living and entertaining. The bright and airy living room features a charming bay window, and the ground floor is completed by a convenient downstairs WC and a utility room.

Upstairs, all four bedrooms benefit from built-in wardrobes, ensuring ample storage space. The master bedroom is further enhanced by an ensuite shower room for added privacy and comfort. A stylish family bathroom serves the remaining bedrooms. This property is the perfect blend of modern convenience and practical family living.

The exterior of this home is equally impressive, with the property set back from the cul-de-sac. The front features a well-kept lawn and decorative chippings; adding to the home's lovely curb appeal. A driveway leads down to a spacious double garage, providing ample parking and storage space.

To the rear, the garden is thoughtfully designed for both relaxation and entertaining. It is primarily laid to lawn, with a patio area perfect for outdoor dining, towards the back of the garden. This paved area is a true suntrap, offering a peaceful and private oasis surrounded by established plants and mature trees, creating a serene retreat for enjoying warm, sunny days.

## Outside

Currington Meadow is conveniently located in the heart of Bickington, with key amenities just a short walk away, including a local village shop and pub only 0.1 miles from your doorstep. For those looking to explore the stunning coastal paths or expansive beaches further afield, a nearby bus stop offers easy access. Alternatively, Barnstaple train station connects you to Exeter and the wider national rail network. On the outskirts of Barnstaple Town Centre, the regional hub of North Devon, the town is nestled in the picturesque Taw Valley and surrounded by rolling Devon countryside. Barnstaple offers a range of facilities, from banks and schools to a theatre, cinema, leisure centre, and a variety of restaurants. The town blends modern shopping with a lively market atmosphere. For beach lovers, the golden sands of Woolacombe, Croyde, and Instow are within 5 miles, ideal for family trips. The A361 North Devon Link Road provides easy access to the M5 motorway, while Barnstaple's rail network connects you directly to Exeter 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

