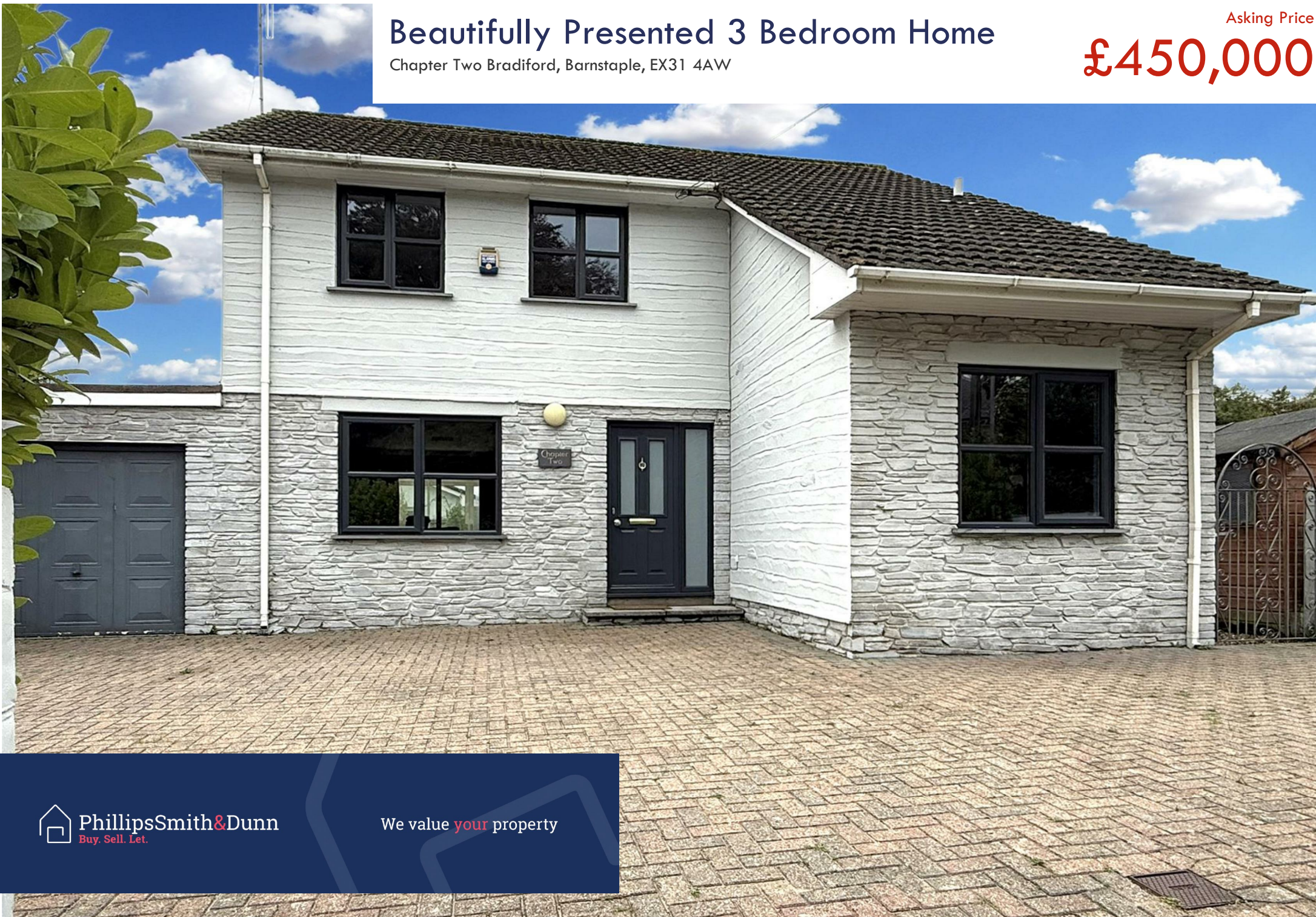


Beautifully Presented 3 Bedroom Home

Chapter Two Bradford, Barnstaple, EX31 4AW

Asking Price

£450,000





Situated On A Generous Plot In A Coveted Location

Chapter Two Bradiford, Barnstaple, EX31 4AW



Situated in the highly sought-after Bradiford area of Pilton, this beautifully presented and individual detached home has been thoughtfully updated and improved by the current owners. Offering spacious and versatile accommodation, the property is perfectly suited to modern family living and enjoys a prime position close to local schools, shops and amenities.

A welcoming entrance hall leads through to a bright and airy dual-aspect sitting/dining room area, creating an inviting space that sets the tone for the rest of the home. This generous living room offers ample space for a dining table and features sliding doors opening into the conservatory, making this a wonderful area for both relaxing and entertaining. The contemporary kitchen is fitted with sleek modern cabinetry, integrated appliances and ample work surfaces, with a large picture window framing pleasant views over the garden. A rear porch provides utility space, further access to the outside along with a practical cloakroom. At the front of the house is a large room currently used as an office and study but equally be used as a separate dining room.

On the first floor, a light and airy landing leads to three well-proportioned bedrooms. The principal bedroom overlooks the rear garden, while the second double bedroom enjoys a similar outlook and is currently used as a formal dressing room. The third bedroom, also a generous size, overlooks the front of the property. The family shower room has been updated with a stylish three-piece suite including a separate walk-in shower, while a hidden door from this room gives access to a large eaves storage room.

With gas central heating and PVCU double-glazed windows, this is a home that has been beautifully maintained and modernised, offering generous accommodation in one of Pilton's most desirable residential locations.

DETAILS

Quietly yet conveniently positioned in the sought-after residential area of Bradiford within Pilton, the historic quarter of Barnstaple, this property enjoys both character and accessibility. Pilton itself is one of the oldest parts of the town, with a strong sense of community and its own church, primary school and well-regarded amenities, while also being within easy walking distance of Barnstaple town centre, the regional and administrative hub of North Devon.

Barnstaple lies in the valley of the River Taw, surrounded by the rolling Devonshire countryside and close to some of the county's most spectacular coastline. The town combines modern shopping facilities with a traditional market atmosphere, and offers a full range of services including schools, banks, leisure centres, a cinema, theatre and a wide choice of restaurants and cafés.

North Devon is famous for its outstanding natural beauty, and the golden sandy beaches at Woolacombe, Croyde, Saunton and Instow are all within a short drive, making them ideal for family outings, surfing or coastal walks. The town is also well connected, with the A361 North Devon Link Road providing convenient access to the M5 motorway, while Barnstaple's railway station offers regular services to Exeter and beyond.



Entrance Hall 3.38 max x 4.81 (11'1" max x 15'9")

Sitting/Dining Room 6.37 x 3.63 (20'10" x 11'10")

Conservatory 3.47 x 2.37 (11'4" x 7'9")

Dining Room 4.70 x 2.86 (15'5" x 9'4")

Kitchen 4.79 x 2.85 (15'8" x 9'4")

Utility

WC

Bedroom 1 4.68 x 2.85 (15'4" x 9'4")

Bedroom 2 3.80 x 3.75 (12'5" x 12'3")

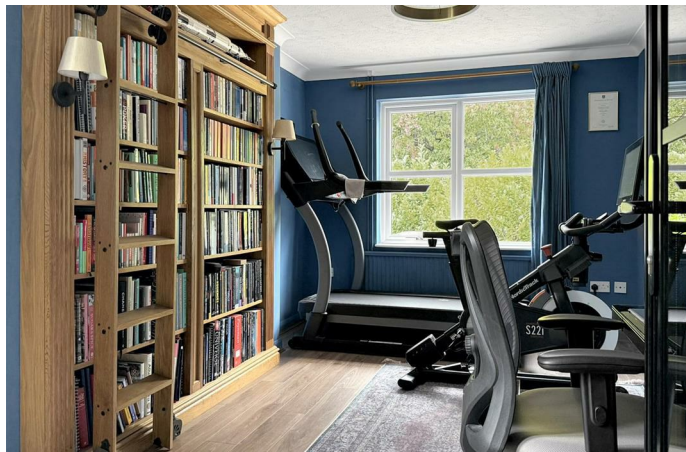
Bedroom 3 4.45 x 2.44 (14'7" x 8'0")

Shower Room 3.88 x 1.65 (12'8" x 5'4")



VIEWING

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



The property is approached via double wooden gates opening onto a generous brick-paved driveway, which provides excellent parking and turning space as well as access to the attached garage with power and light. To the rear, the garden enjoys a south-westerly aspect and is both level and easy to maintain. It is predominantly laid to lawn with attractive patio areas ideal for outdoor dining and entertaining, complemented by a variety of mature shrubs, trees and plants. The garden offers scope for extending the accommodation subject to the necessary PP consents while the boundaries are defined by a combination of timber fencing and a natural stone wall that provide both privacy and charm.



DIRECTIONS

From Barnstaple town continue along Pilton Causeway and upon reaching the traffic lights turn left and then immediately right into Pilton High Street. Continue into Under Minnow Road which leads into Bradiford Lane. At the bottom continue over the small bridge and Chapter Two will be found on the left hand side with name plate clearly displayed.



VIEWING

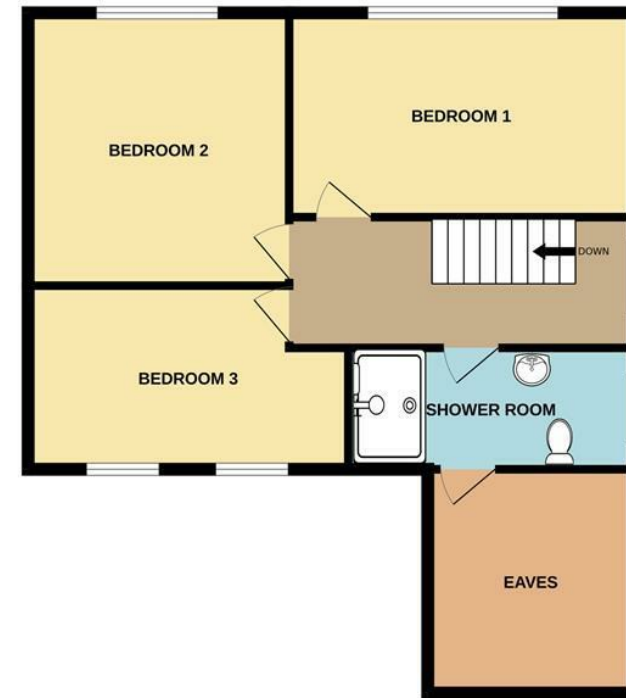
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Phillips Smith & Dunn,
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Barnstaple Office
01271 327878



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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