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## 4 Bed House - Detached

2 & 3 Mere Close, Barnstaple, EX31 3HS

Offers In Excess Of

**£500,000**

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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Room list:

## Overview

Situated within easy striking distance of Barnstaple Town Centre, yet nestled in the peaceful Devon countryside are these Brand New 4 bedroom homes built by a reputable and quality developer who has finished them to an exacting standard.

The 3 homes are situated on generous plots on this rare and select cul-de-sac. Offering four spacious bedrooms and three beautifully appointed bathrooms, it provides generous proportions throughout. Underfloor heating runs across both floors, with individual room controls for year-round comfort, while Cat 6 cabling ensures high-speed connectivity and future-ready smart home capability. A large driveway and integrated garage offer ample parking and storage, complementing the home's modern, energy-efficient design and high-end finishes.

The ground floor has been arranged with flexibility in mind, ideal for families or guests. Two generous double bedrooms overlook the landscaped garden and surrounding countryside, while a sleek Jack and Jill bathroom features both a bath and a walk-in shower. A dedicated home office or creative studio offers the perfect space for remote working, and a practical utility room provides direct access to the garden. Internal access to the garage adds to the convenience and flow of everyday living.

A beautifully crafted wooden staircase leads to the upper floor — the true heart of the home. Here, a bright open-plan living space brings together the kitchen, dining, and lounge areas in perfect harmony. The fully fitted kitchen includes integrated appliances, sleek cabinetry, and a feature island ideal for entertaining. Expansive windows flood the room with natural light and frame stunning countryside views. This level also includes a stylish guest cloakroom, a versatile second bedroom that could serve as a snug or additional lounge, and a luxurious master suite complete with an elegant ensuite shower room finished in contemporary tones.

## Services

Type your text here

## Council Tax band

## EPC Rating

## Tenure

Freehold

## Viewings

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

