

Extended, Spacious 4 Bedroom Home

14, Northfield Park, Barnstaple, EX31 1QA

Asking Price

£440,000



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Situated In A Quiet & Sought After Location

14, Northfield Park, Barnstaple, EX31 1QA



Situated on the edge of Pilton is this 3/4 bedroom detached home shown in excellent order throughout that would be ideal for those looking for a property that could help with dual occupancy or just those looking for some extra income.

The spacious entrance hall flows into the living areas, highlighted by a very generous lounge with stunning views over Barnstaple and the Taw estuary. This 10-metre room offers triple-aspect views and features an attractive central fireplace, making it perfect for family gatherings and creating those cherished memories. At the rear of the ground floor, the kitchen diner and second reception room boast similar breathtaking views and ample space. The kitchen diner includes space for a large dining table, wrap-around worktops, and integrated appliances, including a range-style oven with a six-ring gas hob. Double doors lead to the adjacent snug, ideal for relaxing and socialising, with access to the single garage and an elevated decking area for outdoor gatherings.

The centrally located family bathroom features a shower over the bath, a low-level WC, and a pedestal wash hand basin, illuminated by a skylight. The first of the double bedrooms offers lovely front aspect views.

From the main hallway, stairs descend to the lower ground floor, where three spacious bedrooms enjoy level views of the rear garden. The second bedroom includes built-in storage and a private ensuite with a low-level WC, wash hand basin, and walk-in shower. Bedroom three and four are linked by a door and would make a perfect self-contained annexe with its own toilet and access out to the rear garden.

DETAILS

Quietly and conveniently situated in the sought after residential area of Pilton, the old part of Barnstaple, within walking distance to Barnstaple Town Centre, the regional and administrative centre of North Devon. Situated in the valley of the River Taw, it is surrounded by beautiful rolling Devonshire countryside and some of the area's best beaches and rugged coastal paths. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. The popular golden sandy beaches of Woolacombe, Croyde and Instow within 5 miles distance, perfect for outings with family and friends. The A361 North Devon Link Road provides convenient access to the M5 motorway, together with Barnstaple's train network giving easy access to Exeter central station and beyond



Entrance Hall

Sitting/Dining Room

Kitchen/Dining Room

Snug

Family Bathroom

GF Bedroom 1

Lower Ground Floor

Bedroom 2

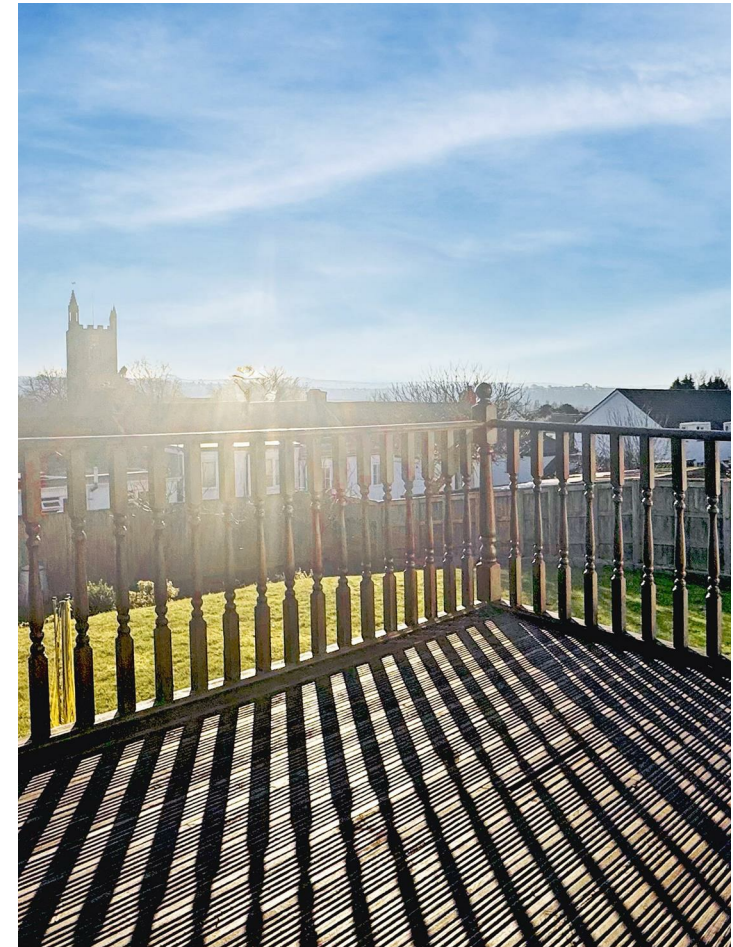
En-Suite Shower Room

Bedroom 3

Bedroom 4

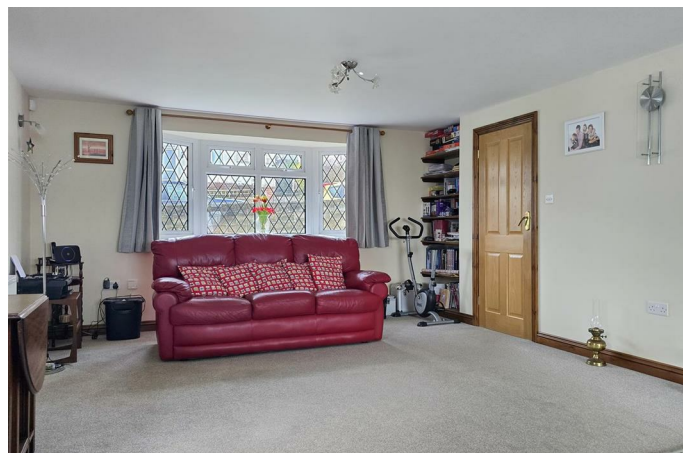
WC

Garage



VIEWING

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



Outside and to the rear is the expansive decking area which leads off the snug and is an idyllic retreat for sun worshippers or anyone seeking a peaceful escape. This delightful space invites you to unwind in your rear garden with steps leading down into the garden. An expanse of lawn and a series of well-maintained pathways extend from the rear of the property, gracefully winding to both side elevations and the front garden. These pathways ensure seamless and convenient access around the home, enhancing the overall ease and enjoyment of the outdoor spaces. To the front is the brick paved driveway for off road parking leading to the garage which has light and power connected and a personal door into the property. With its thoughtful design and serene ambiance, this property offers a harmonious blend of comfort and accessibility, making it an ideal sanctuary for all.



DIRECTIONS

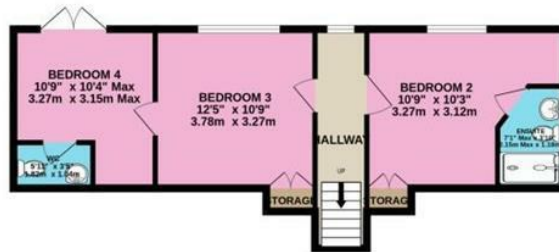
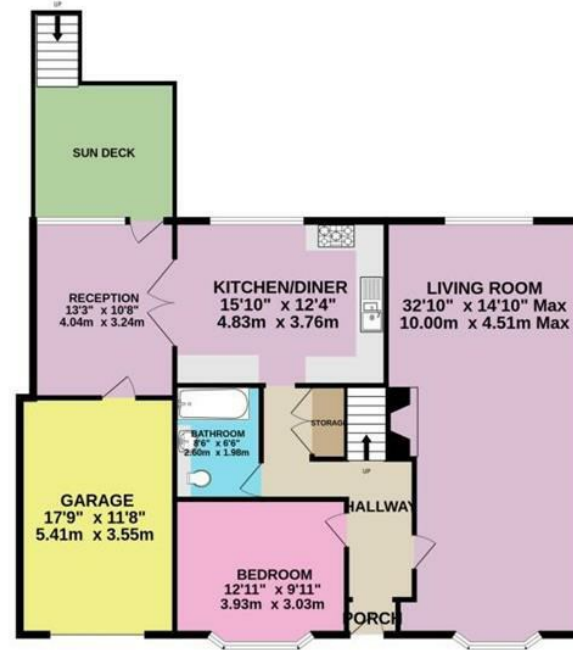
From our offices in Barnstaple head out of town towards Pilton, continuing over the traffic lights on Pilton Causeway towards North Devon District Hospital. Upon reaching the roundabout at the Hospital, turn left into Westaway Plain. Continue along taking the right hand turn into Northfield Lane, proceeding along taking the left turn into Northfield Park. Continue down taking the next right and number 14 will be found on your right hand side.



VIEWING

By appointment through
Phillips Smith & Dunn,
Phillips, Smith & Dunn
Barnstaple Office
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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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