



43 THISTLE BRIDGE ROAD, CHIVENOR

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Directions

From Barnstaple proceed on the A361 along the dual carriageway towards Braunton. At Chivenor RMB roundabout proceed directly across taking the second exit, continue ahead and at the roundabout take the first exit into Tinever Road, proceed ahead and take the first left leading into Thistle Bridge Road, follow the road ahead where it bends around to the right passing the small play park, continue ahead where upon the road straightens out and number 43 will be found approximately halfway down on the left hand side.

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

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or email braunton@phillipsland.com

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Superbly Presented 4 Bed Link Det Family Home

43 Thistle Bridge Road, Chivenor, Barnstaple, EX31 4FL

Guide Price

£419,500

- 4 Bedroom Det Family Home
- Superbly Presented Throughout
- Remainder of NHBC Warranty
- Double Glazed Windows
- Gas Centrally Heated
- Master Bed En Suite
- Lovely Enclosed Garden
- Garage & Off Road Parking
- EPC: Impressive Band A Rated



Room list:

Entrance Hall
3.61m x 1.04m (11'10 x 3'5)

Cloakroom WC

Kitchen
3.51m x 2.87m (11'6 x 9'5)

Open Plan Lounge Diner
5.28m x 5.05m (17'4 x 16'7)

First Floor

Landing
2.97m x 2.87m (9'9 x 9'5)

Master Bedroom
4.50m max x 2.95m (14'9 max x 9'8)

En Suite Sower Room
2.01m x 1.73m (6'7 x 5'8)

Bedroom 2
3.00m x 2.49m (9'10 x 8'2)

Bedroom 3
3.28m x 2.03m (10'9 x 6'8)

Bedroom 4
2.67m x 1.96m (8'9 x 6'5)

Family Bathroom
2.01m x 1.68m (6'7 x 5'6)

Garage
5.49m 0.00m x 2.74m (18' 0 x 9'0)

Superbly Presented Throughout

Viewing Essential

Garden & Situation

To the front of the property is a small flower border with plants and stone chippings with section of lawn. there is side access to one side of the property via secure timber gate that leads to the rear. There is a private driveway providing off road parking leading to the attached garage, with power and light connected. The rear garden is fully enclosed therefore, child and pet friendly. This has been thoughtfully designed with easy maintenance in mind and requires the minimum of upkeep and fuss. Having been laid to the majority with artificial turf and a large expanse of decking. The current owner has created a wellness area with sauna, hot tub and plunge recovery pool, screened with slatted fencing providing a high degree of seclusion (The sauna and hot tub are included within the sale. The garden is considered ideal for alfresco dining and entertaining.

The property is conveniently situated approximately 1 mile from the village of Braunton which is easily accessible, a regular bus service operates with connecting links to Braunton and Barnstaple, along with the Tarka Trail situated within a few yards of the property. This offers access to both Braunton village with its excellent amenities including primary and secondary schooling and the market town of Barnstaple which is approximately 4 miles to the south east.

Here there are a wider range of amenities available as well as access to the North Devon Link Road which provides a convenient route to the M5 motorways. Braunton also offers public houses, churches, excellent range of shops and stores and Tesco store. A further 5 miles from Braunton are the sandy beaches of Croyde and Saunton and the Tarka Trail is on hand which offers excellent cycling and walking facilities.

Overview

Phillips Smith & Dunn are delighted to offer to the market number 43 Thistle Bridge Road, found to be a superbly presented 4 bedroom link detached family home presented in show home condition throughout. This particular style of dwelling 'The Sailsbury' is a most attractive family home which offers spacious and a modern open plan living configuration. This impressive home is situated within this select development at The Landings, constructed by well respected Bovis Homes. The house is located at the far end of a quiet Cul-De-Sac surrounded by similar style properties within the road. Benefiting from full double glazed windows, gas central heating system (assisted with solar PV panels) therefore, is considered an economical and easy to run home. This attractive property is pleasing to the eye finished with part stone and rendered elevations complimented with pastel green contemporary cedar cladding to the front elevation. There is also the advantage of the remainder of the NHBC building warranty.

Briefly the internal accommodation comprises, front door under storm canopy leading into the entrance hall, with staircase rising to first floor and has a useful store cupboard along with a two piece cloakroom WC. The kitchen is extremely well fitted with a wide assortment of base and wall units finished with white high gloss door fronts. There are integral appliances to include a dishwasher and washing machine, along with Hotpoint electric oven, hob and extraction unit with white modern metro wall tiles. There is a useful breakfast bar along with ample working surfaces with up stands and inset 1.5 bowl stainless steel sink unit with mono tap, The impressive open plan lounge diner is a bright and particularly spacious room with French doors that lead directly out into the rear garden. To the first floor there is a good size landing serving all rooms. The master bedroom has an en suite shower room and is found to be well appointed with a stylish white suite with a generous shower enclosure. There are 3 further bedrooms and impressive family bathroom with double ended bath with centre fill bath filler, along with shower mixer fed directly from the mains.

The agents strongly advise an early inspection at the earliest opportunity to appreciate the well planned and spacious accommodation the property offers.

Services

All mains connected

Council Tax band

Band D

EPC Rating

An Impressive Band A Rated

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Braunton branch on 01271 814114

