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## Directions

From Barnstaple proceed on the A361 to Braunton. Continue along the dual carriageway and continue on towards Braunton. Continue on over the Chivenor roundabout, then turn left at the next roundabout and take the first left into Tinever Road. Follow through the estate and as you veer round to the right handside the property will be found on your left, opposite the play park.

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## A Well Presented 4 Bedroom Family Home

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

Asking Price

**£392,000**

- A Immaculate Family Home
- Good Size Living/Diner
- UPVc D/G & Gas Heating
- Off Road Parking & Garage
- Well Appointed Kitchen
- Lovely Rear Garden
- 4 Bedrooms, 2 Bathrooms
- Hall with Cloakroom
- EPC: B



## Room list:

### Entrance Hall

#### Kitchen

3.53 x 2.87 (11'6" x 9'4")

#### Lounge/Diner

5.32 nar 3.29 x 5.05 nar 3.94 (17'5" nar 10'9" x 16'6" nar 12'11")

#### Downstairs WC

1.8m x 0.98 (5'10" x 3'2")

#### Bedroom 1

4.51 nar 2.89 x 2.96 (14'9" nar 9'5" x 9'8" )

#### Ensuite

2.03 x 1.61 (6'7" x 5'3")

#### Bedroom 2

3.00 x 2.53 (9'10" x 8'3")

#### Bedroom 3

3.29 x 2.03 (10'9" x 6'7" )

#### Bedroom 4

2.68 x 2.00 (8'9" x 6'6")

#### Bathroom

2.01 x 1.70 (6'7" x 5'6")

#### Garage

#### Off - Road Parking

We are delighted to bring to the market this immaculately presented, 4 bedroom, family home situated in the ever so popular development known as 'The Landings'. This would be ideal for a growing family looking to move into an easy to run home. The property benefits from the balance of a 10 year NHBC warranty, double glazing & gas fired central heating.

Approaching the property you presented by an attractive mix of render, cladding and stone elevation with a shrubbed front lawn and off road parking for a couple of cars. Additionally there is a single garage with power and electric with rear access from the garden. Entering the property you have a useful entrance porch with a downstairs WC and storage cupboard to your right. On the left you have a lovely contemporary kitchen with integral oven, dishwasher, fridge freezer and an attractive stainless steel 1.5 sink with swan neck tap. Leading into the lounge/diner you are drawn to the light and spacious room with french doors leading out to the garden. The ground floor is fitted with LVT flooring which is ideal for anyone that has pets or children. Heading up to the landing you have a window leading up the stairs bringing in a lot of natural light. You have 4 good sized bedrooms which bedroom 3 currently being used as a walk in dressing room and bedroom 4 currently being used as a study/work from home office. Bedroom 1 has an attractive ensuite with the addition of the family bathroom which are both nicely tiled over the shower/bath.

The rear garden is a great size with scope to arrange it however you wish. There is a stone chipping area which is ideal to soak up the sun and a paved patio which is great to enjoy some alfresco dining. There is also access to the rear of the garage from the garden.

## Services

All mains connected.

## Council Tax band

D

## EPC Rating

B

## Tenure

Freehold

