



Guide Price £370,000

4 Bedroom Detached House for sale
23 Sycamore Drive, South Molton



EweMove
SALES AND LETTINGS



Overview

Welcome to 23 Sycamore Drive located within the historic market town of South Molton. This immaculate double-fronted property is situated within easy reach of the town centre and boasts 4-bedrooms providing ample space for a growing family.



Key Features

- 360 VIRTUAL TOUR AVAILABLE - CALL or EMAIL
- NO ONWARD CHAIN
- MODERN 4-BEDROOM DETACHED HOME
- IMMACULATELY PRESENTED & READY TO MOVE IN
- Quiet Corner Location
- COURTYARD GARDEN
- Detached Single Garage & Parking for 2 Vehicles
- SOLAR PANELS
- Remainder of NHBC Warranty
- CLOSE TO THE TOWN CENTRE AND SCHOOLS







Welcome to 23 Sycamore Drive located within the historic market town of South Molton. This immaculate double-fronted property is situated within easy reach of the town centre and boasts 4-bedrooms (master with en-suite), providing ample space for your growing family or a home office.

The large entrance hall welcomes you into your new home with the kitchen/breakfast room to your left & the double-aspect living room to your right. You will also find off the hall, a spacious wc and stairs rising to the first floor. Entering the living room, you will notice an attractive fireplace and the open-plan dining room to your left with space for a 6-guest dining table. Both these rooms extend into the private courtyard via patio doors; this space being perfect for entertaining family and friends whatever the weather. Completing the ground floor and accessed via either the hall or dining room, is a cleverly designed kitchen/breakfast room with built-in domestic appliances & room for a breakfast table. Head out of this great family/entertainment space into the courtyard garden through the utility room, with space for both a washing & drying machines.

Moving upstairs you'll find yourself on the landing with the modern family bathroom directly in front of you complete with bath/shower/sink and toilet. To your left is the king-size master bedroom with views of the woods and a large modern en-suite comprising of a shower, sink and toilet. To your right is the second king-size bedroom also with views of the woods and fitted with stylish built-in wardrobes and the airing cupboard; the remaining 2-small double bedrooms overlook the rear garden completing the living accommodation.

To the rear of the property you can access the single garage and driveway through a side gate on the left hand side of the courtyard garden; also, there is an additional parking space to right of the front terraced garden.

Sycamore Drive is located within a popular residential area on the edge of South Molton which provides an excellent range of shopping, lifestyle and educational facilities including the award winning Pannier Market. Take the A361- link road West to access the AONB of the North Devon coast and the market town of Barnstaple offering unique leisure & recreational experiences. Alternatively, head East to the M5 (J27) providing easy access to the city of Exeter or the county town of Taunton.

Exterior

Hall

8' 3" x 7' 3" (2.51m x 2.21m)

Living Room

20' 9" x 10' 11" (6.32m x 3.33m)

Dining Room

8' 10" x 11' 1" (2.69m x 3.38m)

Bathroom

5' 7" x 6' 11" (1.70m x 2.11m)

Ensuite

5' 6" x 7' 4" (1.68m x 2.24m)

Kitchen / Breakfast Room

14' 3" x 10' 0" (4.34m x 3.05m)

Bedroom 1

11' 7" x 13' 5" (3.53m x 4.09m)

Bedroom 2

11' 7" x 11' 1" (3.53m x 3.38m)

Bedroom 3

8' 9" x 10' 5" (2.67m x 3.18m)

Bedroom 4

8' 9" x 10' 0" (2.67m x 3.05m)

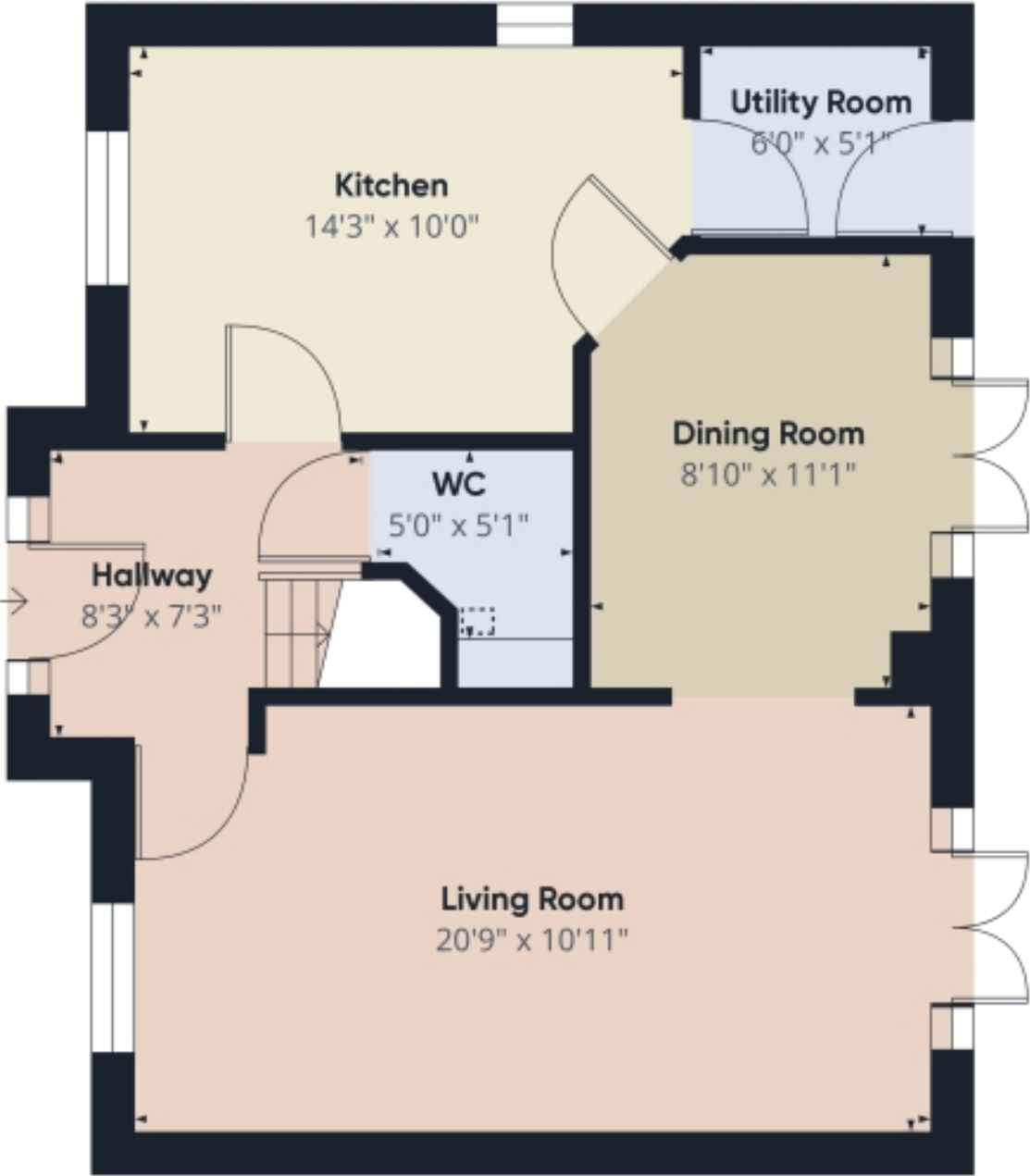
Utility

6' 0" x 5' 1" (1.83m x 1.55m)

WC

5' 0" x 5' 1" (1.52m x 1.55m)

Floorplans



Floor 0 Building 1

Approximate total area⁽¹⁾
591.38 ft²

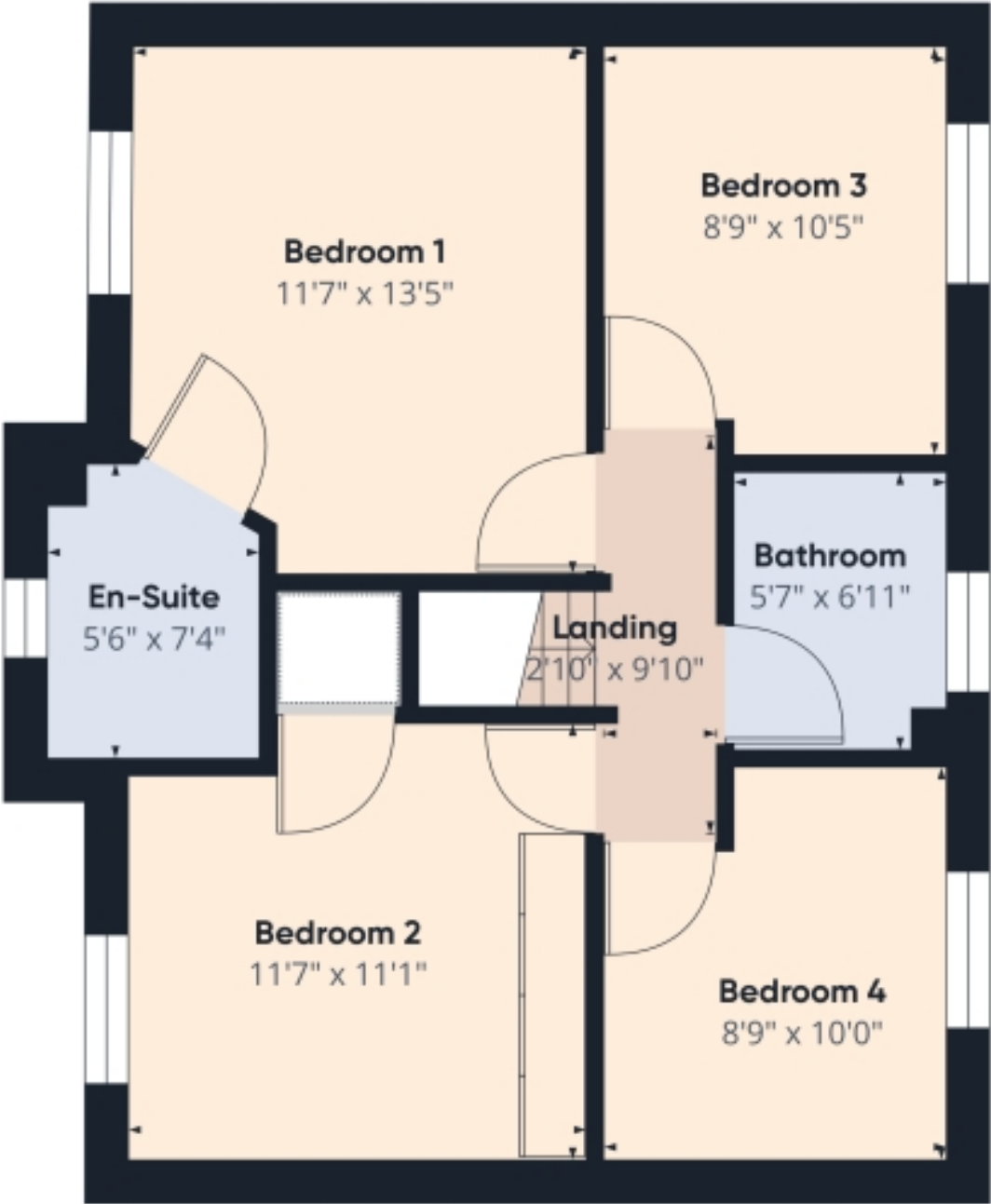
Reduced headroom
0.54 ft²

(1) Excluding balconies and terraces

□ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Floorplans



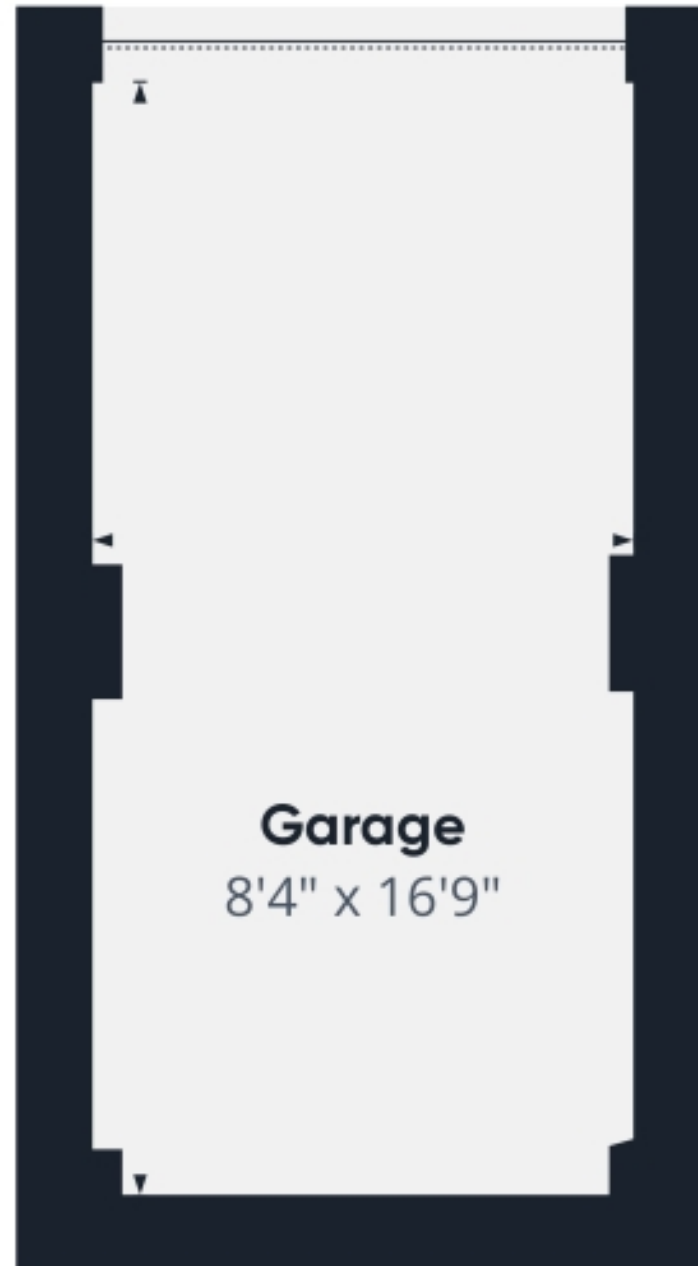
Floor 1 Building 1

Approximate total area⁽¹⁾
551.78 ft²

(1) Excluding balconies and terraces.

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Floorplans



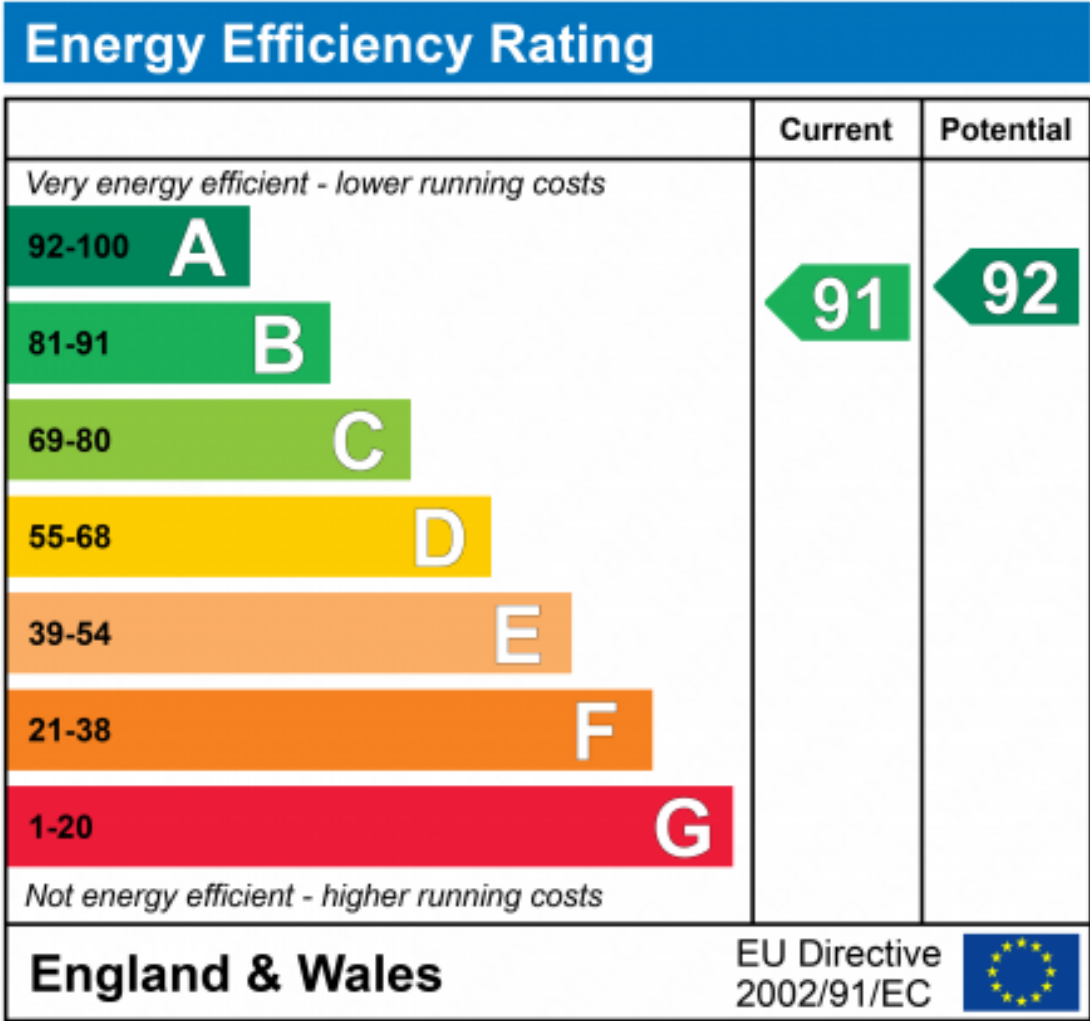
Garage
8'4" x 16'9"

Approximate total area⁽¹⁾
143.18 sq²

(1) Excluding balconies and terraces

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GRAPPE 360





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