



Offers In The Region Of £325,000

4 Bedroom Detached House for sale
10 ASH DRIVE, SOUTH MOLTON



Overview

Welcome to 10 Ash Drive located within the historic market town of South Molton.

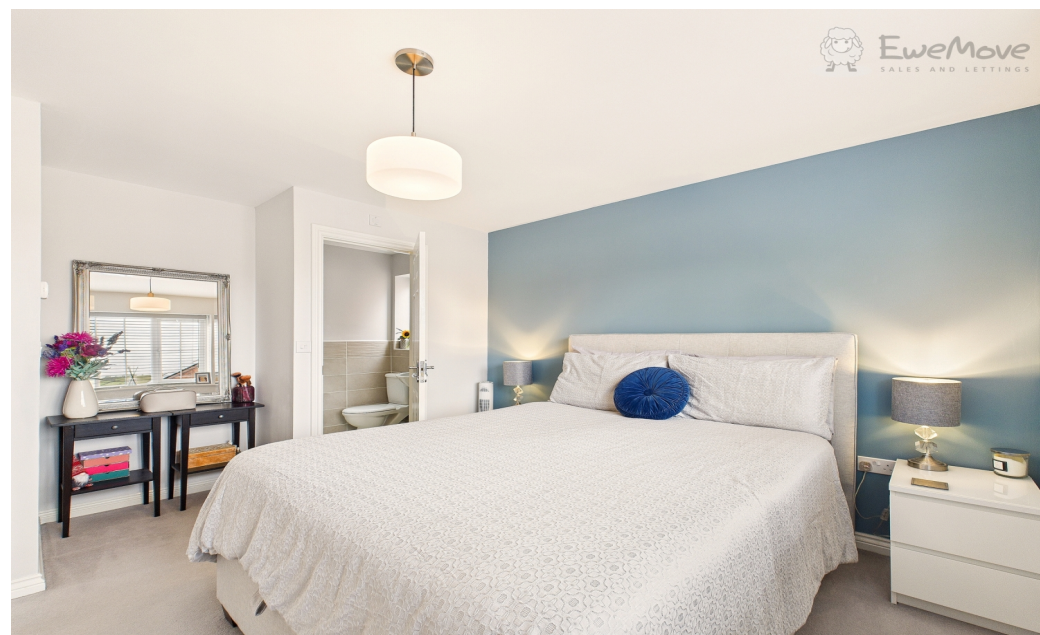
Within easy reach of the town centre, this immaculately presented detached family home, over three floors, boasts elevated living accommodation and 4-bedrooms providing ample space for a growing family or those in need of a home office.



Key Features

- NO ONWARD CHAIN
- MODERN 4-BEDROOM DETACHED HOME
- IMMACULATELY PRESENTED - READY TO MOVE IN
- SINGLE GARAGE & DRIVEWAY
- REMAINDER OF NHBC WARRANTY
- SOLAR PANELS
- SCOPE TO EXTEND (STPP)
- CLOSE TO SCHOOLS AND LOCAL AMENITIES
- 3D VIRTUAL TOUR AVAILABLE - CALL or EMAIL
- WHAT3WORDS:///inclines.braced.vented







ON ARRIVAL

Situated on a corner plot, this regal looking property has great curb appeal with its lush green lawn bordered by mature shrubs, tarmac driveway and a single garage.

MOVING INSIDE

This home has been cleverly designed for modern family living with an elegant & spacious entrance hallway welcoming you into the ground floor of your new home.

On this level you will be surprised to find a very convenient laundry & boot room; this is a must when returning with the dogs after a muddy walk on the moors or for keeping the upper living accommodation free from the everyday clutter of family life. You will also find access to the large garage with an electric roller door.

However, the heart of this home is the 'elevated living accommodation' on the 1st floor. Comprising of family lounge with views of the distant hills and a spacious kitchen/breakfast room; this cleverly designed space with contemporary units, an integrated oven & hob, plenty of storage cupboards and ample work surface, you'll soon be preparing family meals while the children are doing their homework at the dining table.

Flooding this space with natural light are double patio doors which open out onto the south facing rear garden, with both a patio area and a terraced lawn, this space is perfect for entertaining family and friends on those summer days.

Completing this floor is a large wc.

UPSTAIRS

Moving upstairs you'll find yourself on the landing with the master suite to your right, with views of the Devon hills over the rooftops. There is ample space for both a king-size bed and wardrobes; the suite also boasts a large modern shower-room & wc. To your left is the second double-bedroom, light and airy, with plenty of space for bedside tables and storage units. Completing the upper floor is the modern family bathroom and a further 2 bedrooms; either of these could provide the added benefit of being a 'Home Office' or nursery.

IN THE GARDEN

With the benefit of a patio area and a lawn, the enclosed south facing garden with its mature trees and shrubs is a perfect spot for those family BBQs or those tranquil moments with a good book and a glass of wine.

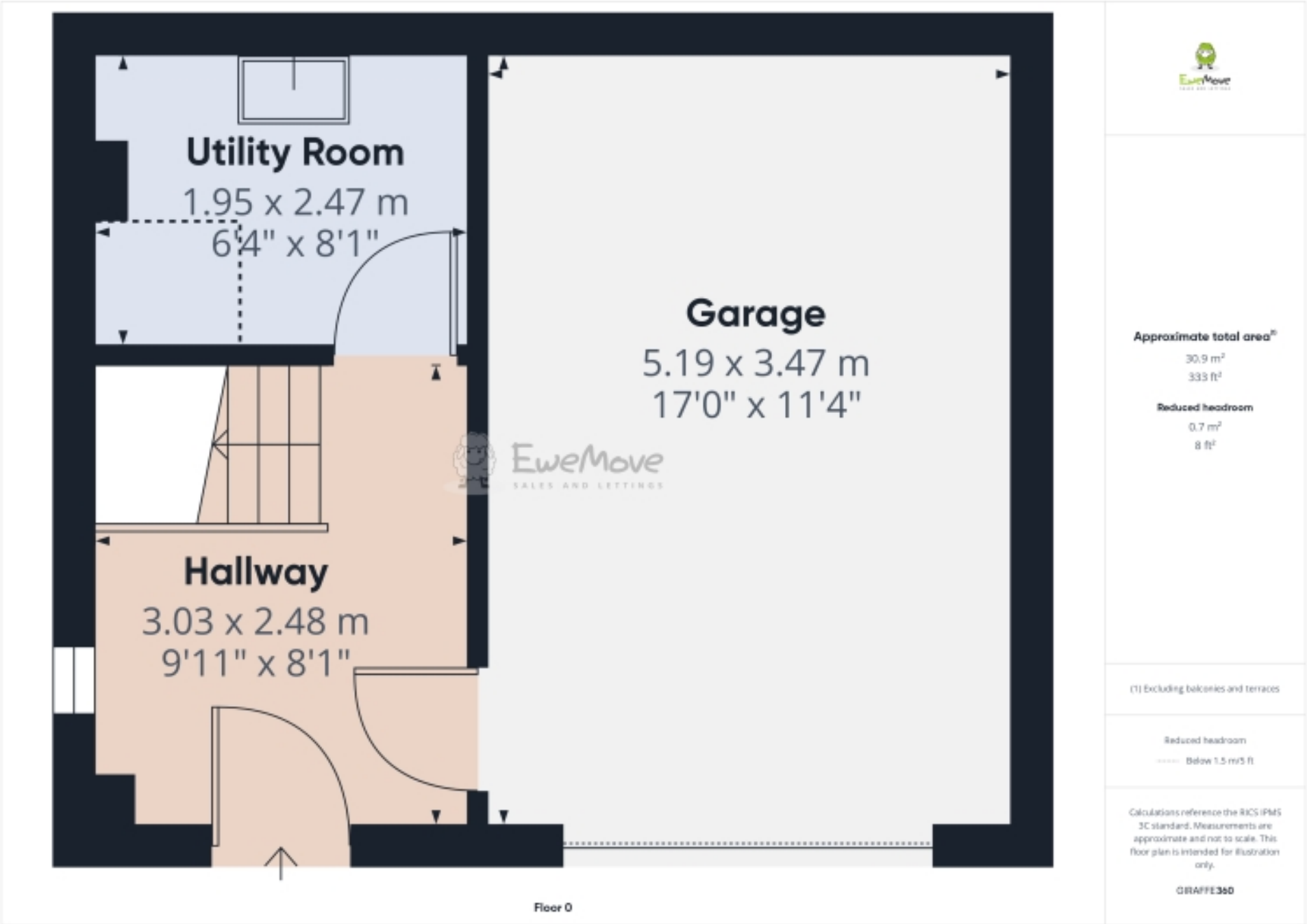
To the side of the property is another paved courtyard. Accessed from the garden by a mezzanine staircase or a level gate from the front of the property this secure area would be ideal for external storage or to extend the property and add value, subject to planning permission. In addition, and unique to this home, there is an additional secure storage area to the right of the property.

AROUND THE LOCAL AREA

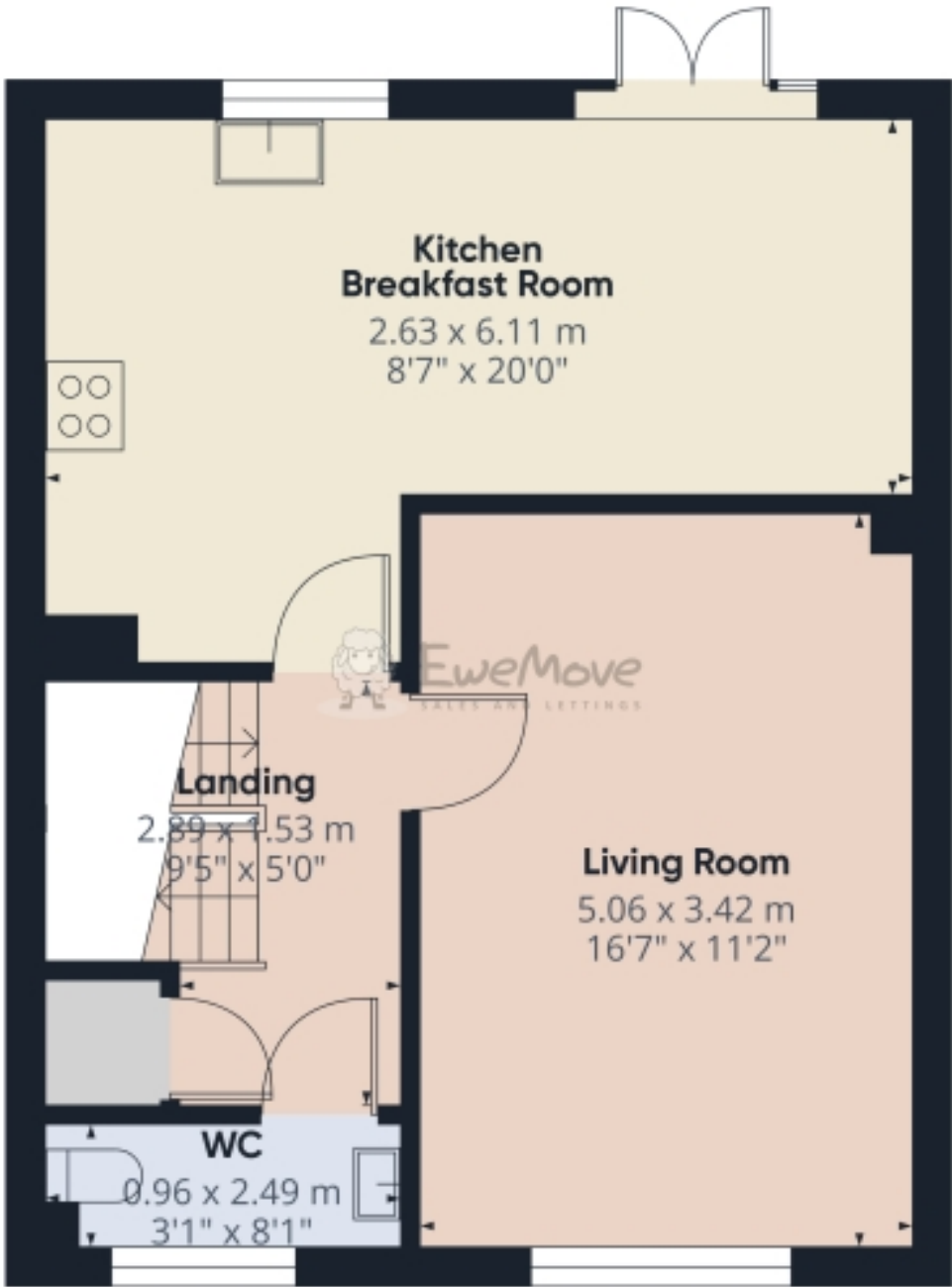
Ash Drive is located within a popular residential area on the edge of South Molton which provides an excellent range of shopping, lifestyle and educational facilities including the award-winning Pannier Market.

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.

Floorplans



Floorplans



Floor 2



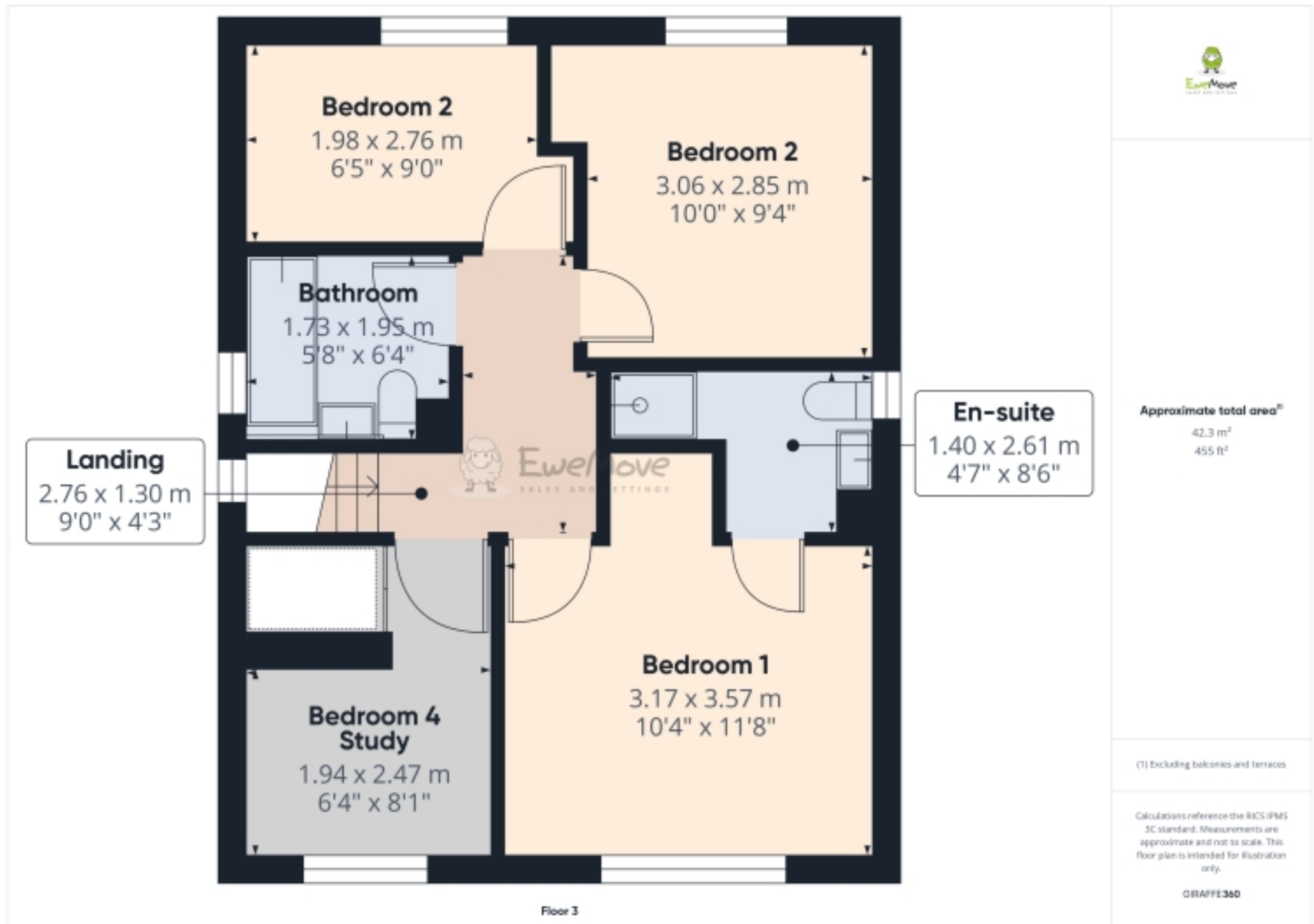
Approximate total area⁽¹⁾
43.5 m²
469 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFES350

Floorplans



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	90 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove South Molton

01769 611 444 (24/7)
southmolton@ewemove.com

