



Guide Price £360,000

2 Bedroom Bungalow for sale
22 Closewool Grove, South Molton



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SALES AND LETTINGS



Overview

An immaculately presented modern two double bedroom detached bungalow with garage, situated on the new Bee Meadow development. The property was built in 2023 by Baker Estates and therefore has the remainder of a 10 year warranty and benefits from an upgraded family bathroom and kitchen.



Key Features

- QUIET CUL-DE-SAC LOCATION
- ENCLOSED REAR GARDEN
- 2 DOUBLE BEDROOMS
- GARAGE
- IMMACULATLY PRESENTED
- REMAINDER OF NHBC WARRANTY
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- VIRTUAL TOUR AVAILABLE





ON ARRIVAL

Arriving at 22 Closewool Grove, you will notice its great location toward the end of a quiet cul-de-sac with an attractive low maintenance front garden and large driveway.

MOVING INSIDE

When welcoming your family and friends into your new home, they will find themselves in an elegant hallway with oak doors leading to the heart of this home.

Designed for modern open plan living, this versatile, sociable space has been cleverly designed to accommodate both a lounge area and a fully fitted kitchen. Separated by a large quartz breakfast bar, the kitchen has integrated appliances including an eye-level oven/grill, hob & extractor, washing machine and dishwasher. The spacious lounge area, with double patio doors opening out into the south-facing conservatory then into the private enclosed garden, which is perfect for BBQs, entertaining family and friends or just admiring the extensive views of the North Devon countryside.

Moving back through the hallway is the luxurious, executive styled bathroom, perfect for a relaxing bath or to wake up with an invigorating multi-headed shower. Completing this sizable accommodation are 2-double bedrooms, the master boasting a modern en-suite.

OUTSIDE

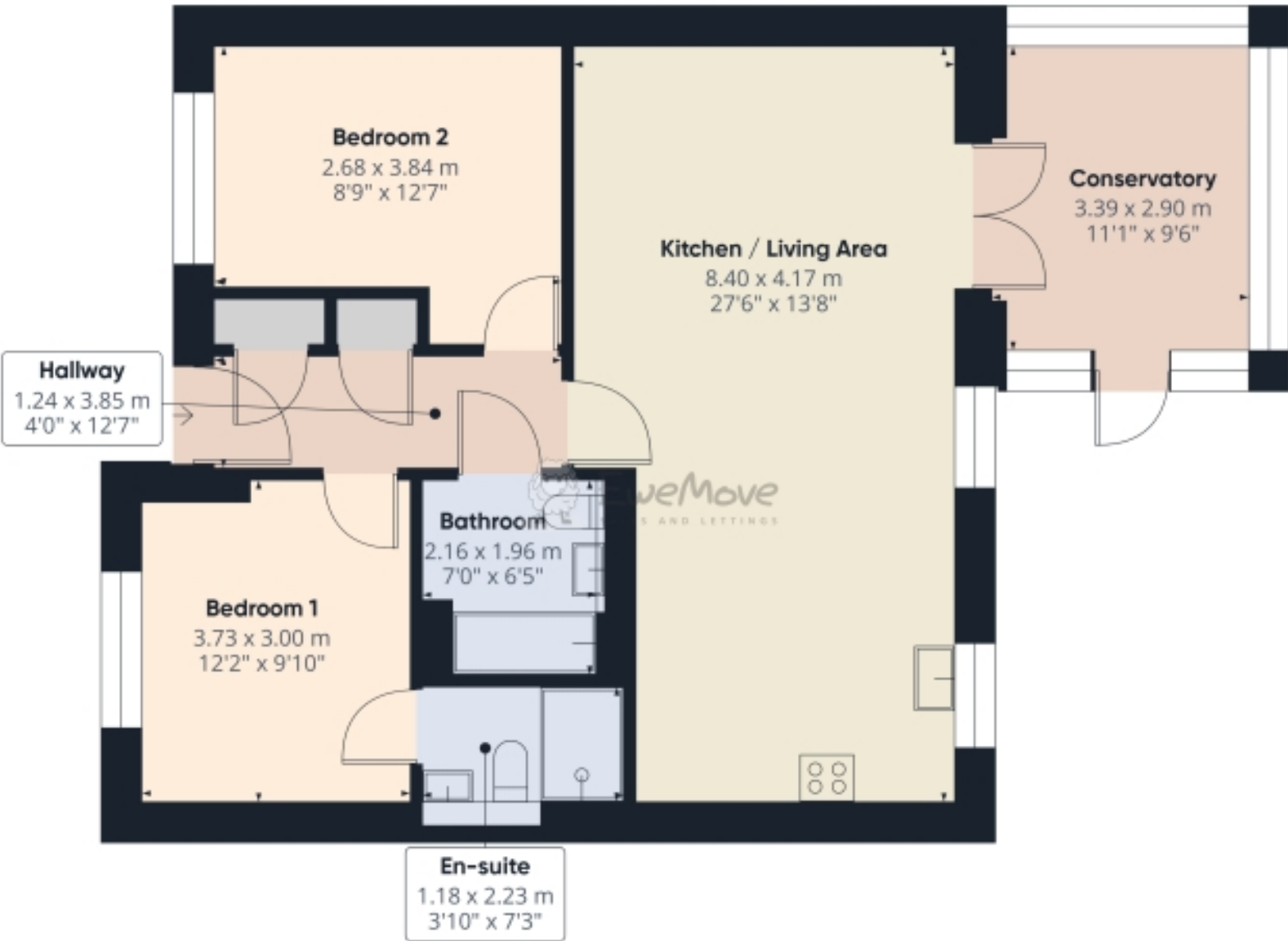
The bungalow sits in a tucked-away position on the development. with a paved path to the entrance. A tarmac driveway provides off-street parking for two vehicles and leads to the single garage, fitted with power, lighting, and pedestrian access to the garden. The rear garden is a particular feature, offering a level lawned area, seating area for al fresco dining, timber fencing and a pedestrian gate back to the driveway, along with a convenient outside tap.



AROUND THE LOCAL AREA

Closewool Grove 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 and the county town of Taunton.

Floorplans



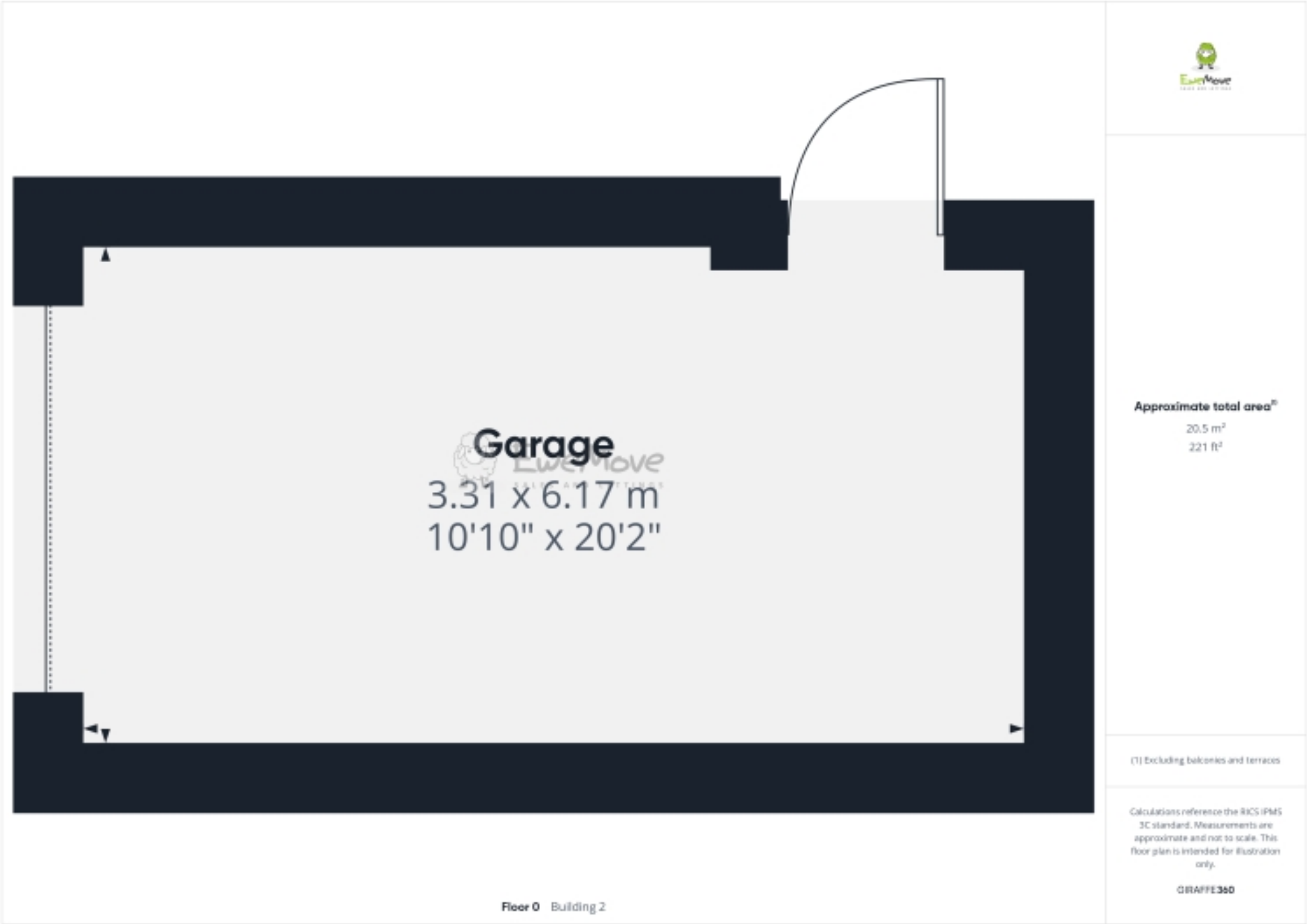
Approximate total area⁽¹⁾
77.7 m²
836 ft²

(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.

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Floorplans



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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