

Asking Price £329,950 Freehold



4 Bray Road

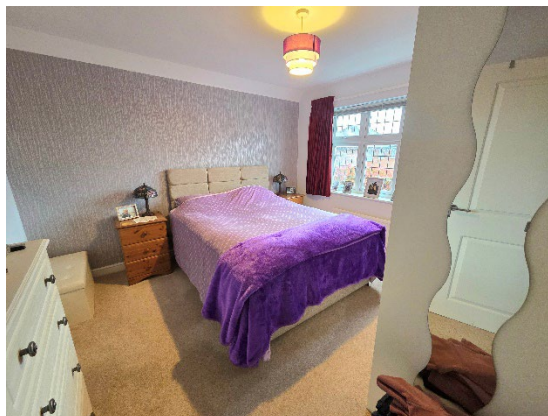
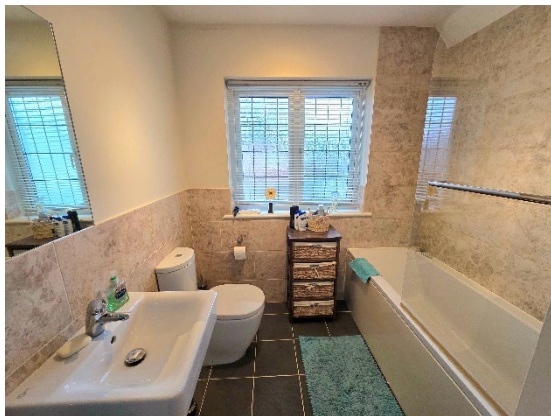
Holsworthy, Devon, EX22 6FJ

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Key Features

-  3 bed detached house
-  Immaculately presented
-  Popular Redrow development
-  Walking distance of local amenities
-  Edge of Town location
-  Conservatory with built in blinds
-  En-suite master bedroom
-  Garage and driveway for two cars
-  Enclosed rear garden
-  Sought after location

EPC Rating D

Council Tax Band D

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Ground Floor

Entrance Hall

A light and airy well-proportioned space providing access to the WC, living room, dining room, understairs storage and stairs to the first floor.

WC 1.69m x 0.98m

White low level WC with corner wash hand basin. Part tiled walls, tiled floor and uPVC double glazed window.

Living Room 5.42m x 3.41m

A spacious front aspect room with uPVC double glazed bay window.

Kitchen/Dining Room 5.65m x 3.21m

A light and airy room, with very tasteful, modern fitted wall and base units with wood effect work surfaces over. Built in appliances, including microwave, oven, gas hob, extractor hood and fridge freezer. Space for dishwasher and tucked away utility cupboard providing space for washing machine. Island with stainless steel 1 ½ bowl sink unit and mixer tap, and useful shelving to the rear. Large dining space with uPVC double glazed patio doors leading to:

Conservatory

A great addition, extending the reception space the full width of the property and creating a light and airy south facing room with direct access to the enclosed rear garden and garage. Fully fitted blinds costing £6K!

First Floor

Landing

With boiler cupboard and proving access to the bedrooms and family bathroom.

Bedroom One 3.68m x 3.40m

A front aspect double room with built in wardrobes, uPVC double glazed windows, and door to:

En-Suite Shower Room 2.53m x 1.25m

Large walk in shower, low level WC and wall hung basin with part tiled walls, and tiled floor. uPVC double glazed window to the side.

Bedroom Two 3.49m x 3.00m

Another double room with rear aspect uPVC double glazed window.

Bedroom Three 3.28m x 2.17m

A rear aspect room with uPVC double glazed windows.

Family Bathroom 2.51m x 2.16m

A large family bathroom comprising white panel bath and mixer shower over, low level WC, wall hung basin, part tiled walls and tiled floor. Front aspect uPVC double glazed window.

Outside

Very well tendered, enclosed lawned rear garden with various shrubs, boundary fence, pedestrian door to **Garage** and gate to driveway.

Garage

Up and over vehicular door, power and lighting and pedestrian door to the side providing access to the rear garden.

Services

Mains water, electricity and flo gas.

Agents Note:

There is an annual service charge payable, for the maintenance of the gas tank and communal areas.

Overview

A fantastic opportunity to purchase this immaculately presented 3 bed detached family home, situated on the popular Redrow development on the edge of the market town of Holsworthy.

The property provides comfortable accommodation, with sunny, south facing rear garden, and recently new conservatory, leading off the kitchen/dining room, accessed through patio doors, and stretching the full width of the property.

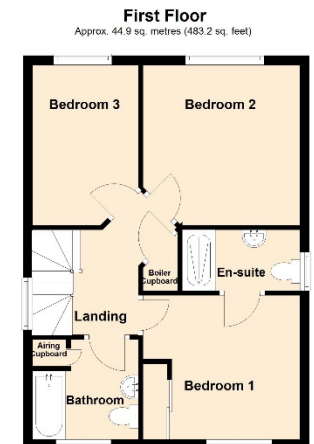
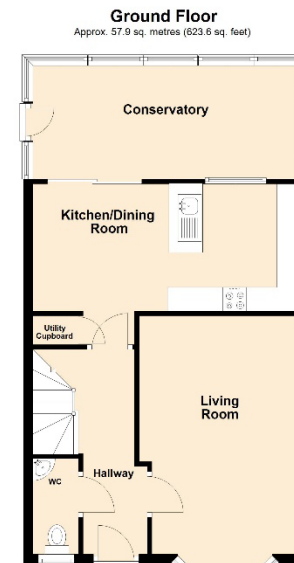
Benefiting from gas fired central heating, uPVC double glazed windows, en-suite to the master bedroom and garage and driveway providing parking for two cars.

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Total area: approx. 102.8 sq. metres (1106.8 sq. feet)