



22, Grieg Drive, Barnstaple, EX32 8AG

Chequers Estate Agents are delighted to offer for sale this immaculate three bedroom detached property situated at the end of a cul-de-sac being easily accessible to Barnstaple Town Centre. The property is a perfect family home or couples retreat and has the added attraction of off road parking spaces and a low maintenance garden with a glorious outlook.



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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£325,000



- A spacious and modern family home
- Kitchen / dining room with patio doors
- Living Room with glorious outlook and feature fireplace
- Three bedrooms - one with an en-suite wet room
- Highly sought after location
- Tucked away at the end of a cul-de-sac
- Fully enclosed low maintenance garden with summerhouse
- Far reaching views over Barnstaple
- Healthy walk to Barnstaple Town Centre
- A must view!



Situated in the sought after location of Grieg Drive on the fringes of Barnstaple within walking distance to local amenities and highly regarded schools, this is an opportunity to acquire a well-presented 3 bedroom detached house, in a quiet cul-de-sac location. The property has been a much loved home offering light and spacious accommodation with extra ceiling height which is higher than average and was designed by the current owner and his architect 12 years ago and built by a local builder.

The accommodation briefly comprises: a welcoming entrance hallway with modern cloakroom. The kitchen / diner is light and bright and located overlooking the rear elevation with a range of matching wall and base units. There is access into utility room, providing additional storage space for your household essentials as well as housing your gas combination boiler. The living room is cosy with a feature fireplace and overlooks the rear elevations. The ground floor enjoys the luxury of underfloor heating. On the first floor are three bedrooms - one with an en-suite wet room as well as a separate family shower room.

To the front of the property is off road parking. Electric gates to the side of the property lead to a courtyard area. The current vendors use the courtyard for seating however it could be an additional parking space. The garden wraps around and is laid mainly to decking for ease of maintenance. The raised decking enjoys a glorious outlook and is the perfect space for a table and chairs and potted plants. Steps down lead to a further garden area where there is a useful garden shed and summer house as well as raised flower borders.

Overall this property really is a perfect family home, with its stunning views, ample space, and convenient location close to Barnstaple Town Centre, it will suit anyone looking for their dream home.

Situated in the valley of the River Taw, Barnstaple is surrounded by beautiful countryside and has a variety of great shops, supermarkets, restaurants, schools and pubs. As well as those all important recreation facilities including a leisure centre, cinema, a pannier market, and a theatre. The A361 North Devon Link Road provides convenient access to the M5 Motorway. Further sandy beaches and coastal walks at Saunton, Croyde, Codden Hill and Woolacombe are within easy reach, as is Exmoor. Barnstaple Train Station is also within a short walk or drive.

ENTRANCE HALLWAY

A welcoming entrance hallway, stairs to first floor landing. UPVC double glazed window to front elevation, alarm system, under floor heating, solid wood flooring.





CLOAKROOM

5'3 x 3'8

A modern cloakroom with WC and vanity wash hand basin with cupboard space below. UPVC double glazed window to side elevation, heated towel rail, extractor fan, solid wood flooring.

KITCHEN / DINER

15'6 x 9'2

A dual aspect modern fitted kitchen with plenty of cupboard space. Further matching wall cabinets and drawers. Inset stainless steel 1 1/2 bowl sink set into worksurface with cupboard space below. Integrated fridge/freezer, dishwasher, integrated single AEG oven with four ring hob and extractor above, integrated microwave. Extensive tiling, under floor heating, solid wood flooring. Useful understairs storage cupboard with light and control system for the under floor heating to the ground floor of the property. Space for dining table. UPVC double glazed window to front elevation and rear elevation with glimpses of countryside in the far distance, as well as UPVC double glazed patio doors giving access to the courtyard.



UTILITY ROOM

5'8 x 6'2

A useful utility area with UPVC double glazed window to rear elevation as well as door giving access to the rear garden. The utility has an inset stainless steel single bowl sink with cupboard space below. Further matching wall cabinets, wall mounted combination boiler, integrated washing machine and tumble dryer, alarm control box, solid wood flooring.

LIVING ROOM

16'7 x 9'3

A cosy living room with UPVC double glazed windows to side elevation, as well as sliding doors giving access to the garden and enjoying the glorious outlook of the countryside. The living room has a feature electric fireplace, making a lovely focal point to this room, underfloor heating, heating control panel, solid wood flooring.

FIRST FLOOR LANDING

A spacious landing area with natural light, fitted carpet.



BEDROOM ONE

12'2 x 9'3

A spacious double bedroom with UPVC double glazed window to front elevation. Useful over stairs storage cupboard, radiator, fitted carpet.

BEDROOM TWO

11'7 x 9'2

A double bedroom with UPVC double glazed window to front elevation, radiator, fitted carpet.



EN-SUITE

5'7 x 3'4

Modern wet-room suite with walk-in shower in a splashback surround with electric shower, WC, wash hand basin. UPVC double glazed opaque window to rear elevation, heated towel rail, vinyl flooring.

BEDROOM THREE

9'1 x 5'8 plus recess

UPVC double glazed window to rear elevation overlooking countryside in the far distance, radiator, fitted carpet. Access to partly boarded loft space.

SHOWER ROOM

5'7 x 7'0

A modern white suite, comprising double corner Shower cubicle with splashback surround, WC, vanity, wash and basin with plenty of cupboards and wall units. Heated towel rail, laminate flooring. UPVC double glazed opaque window to rear elevation.



GARDEN

To the front of the property is off-road parking for one car whilst electric gates to the side of the property lead to a courtyard space. The vendor currently uses this space for seating however the courtyard could provide an additional parking space.

A side access gate leads to the rear of the property where there is a fully enclosed garden which offers a high degree of privacy and has glorious views in the distance. The garden is laid to decking which is a perfect spot for potted plants and alfresco dining. Relax and unwind with a glass of wine or a barbecue and admire the view. Steps down, lead to a patio area where there is a handy garden shed as well as the summer house with some raised flower borders. In the garden there is also an 1500 gallon outside water tank which takes the overflow from the roof to help with washing cars and watering the garden.

NOTE

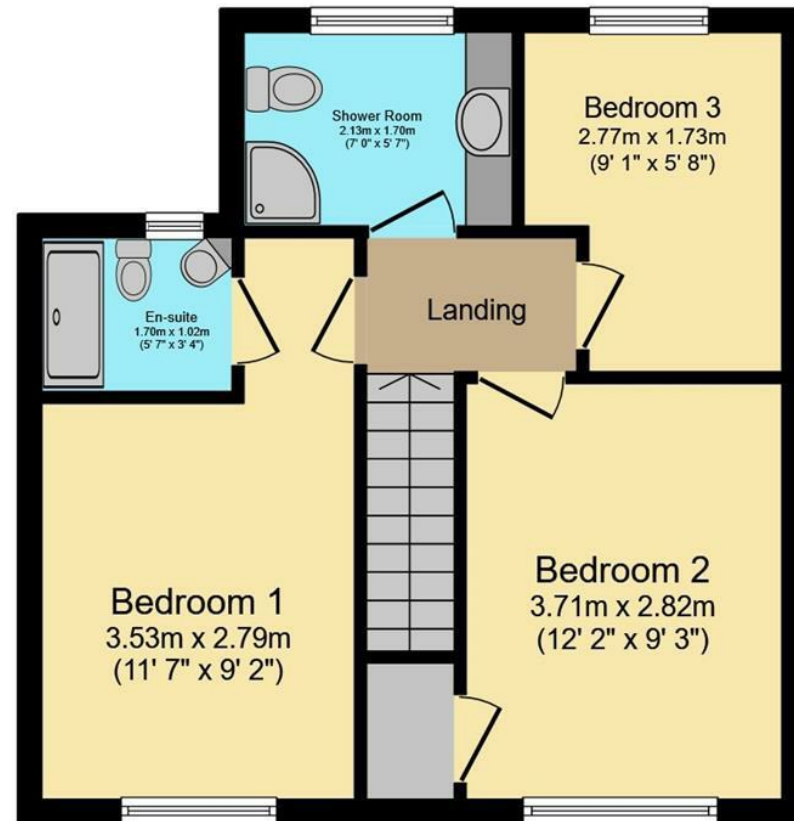
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.







Ground Floor



First Floor

Total floor area 83.6 sq.m. (900 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND C



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