



## 14 CHERRY TREE DRIVE, LANDKEY, BARNSTAPLE, EX32 0UE

Chequers Estate Agents are delighted to offer for sale this spacious, detached four bedroom property in the heart of the bustling village of Landkey. Cherry Tree Drive is situated in a tucked away position and has the added attraction of a double garage as well as a fully enclosed front and rear garden which offers a high degree of privacy.



**CHEQUERS**

INDEPENDENT ESTATE AGENTS

Smart Move

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**£420,000**



- DETACHED FOUR BEDROOM FAMILY HOME WITH DOUBLE GARAGE
- SITUATED IN THE HEART OF LANDKEY
- MODERN KITCHEN / DINER
- COSY LIVING ROM LEADING INTO A SEPARATE DINING ROOM AND FURTHER CONSERVATORY OVERLOOKING THE GARDEN
- FOUR BEDROOM - ONE ENSUITE
- FULLY ENCLOSED FRONT AND REAR GARDEN
- OFF ROAD PARKING
- SITUATED IN A TUCKED AWAY POSITION
- OVERALL A PERFECT FAMILY HOME SITUATED CLOSE TO AMENITIES AND FACILITIES
- A MUST VIEW



Located within the highly sought after village of Landkey, is this spacious and well presented, 4 bedroom, detached family home close to amenities and facilities. the property has PVC double glazing and is gas centrally heated. The boiler was newly installed in May 2022.

On approach to this impressive property, you are greeted by a double width driveway providing off road parking leading to the detached double garage, with two up and over doors, light and power connected. Gated access leads into the lawned fenced front garden with path leading to the front door. The garden to the front of the property is fully secure and a side access gate leads around to the rear of the property.

The accommodation briefly comprises: a welcoming entrance hall with stairs leading to the first floor landing. Off the hallway is a handy cloakroom. The living room is a good size and benefits from a lovely bay window to the front elevation, opening out into the formal dining room and then into the large conservatory overlooking the rear garden, all of which provide ample space for entertaining family and friends. The kitchen/diner has ample of cupboard space and has space for a small dining table. There is appliance space for a washing machine, dishwasher and American style fridge/freezer.

To the first floor are 4 bedrooms, 3 of which are good double rooms with the main bedroom benefiting from an en suite shower room. There is also a 3-piece suite family bathroom.

To the rear of the property is a good size rear garden and enjoys a high degree of privacy. Having been landscaped by the current owners, it now boasts a lovely patio perfect for alfresco dining. Steps us lead to a lawned area bordered by raised flower beds.

Situated within the heart of the village of Landkey the property is just a few minutes away from all local amenities, including primary school and a popular local pub, Church and bus route. Continue through and pass the right hand turning into Sloe Lane and the property will be found on your next right, in the far corner of the cul-de-sac displaying a for sale board. 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 and spacious entrance hallway with stairs to first floor landing, understairs storage, radiator, LVT flooring.

#### CLOAKROOM

UPVC double glazed opaque window to rear elevation, W.C, pedestal wash hand basin, radiator, LVT flooring.

#### LOUNGE

15'9 x 11'1

UPVC double glazed bay window to front elevation, radiator, LVT flooring.

#### KITCHEN / DINER

18'6 x 12'2

Dual aspect kitchen / diner with UPVC double glazed window to front and rear elevation. Fitted kitchen with ample cupboard space, integrated double oven with 4 ring induction hob and extractor above. Fitted one and a half bowl sink set into work surface with cupboard space below, space and plumbing for washing machine and dishwasher, space for American fridge freezer. Door to rear garden, radiator, vinyl flooring, space for small table, understairs cupboard.

#### DINING ROOM

11'1 x 9'11

Wooden double glazed patio doors to the conservatory, radiator, LVT flooring.

#### COVERVATORY

12'6 x 9'10

UPVC double glazed patio doors giving access to the garden. UPVC double glazed windows to rear and side elevation allowing a light and bright space, vinyl flooring.

#### FIRST FLOOR LANDING

UPVC double glazed window to front elevation. A spacious landing with two useful cupboards, access to loft space, radiator, fitted carpet.

#### BEDROOM ONE

15'9 x 11'1

UPVC double glazed window to front elevation with glorious views of rolling fields, radiator, fitted carpet. Built in wardrobes allowing plenty of hanging space.

#### EN-SUITE

A modern 3 piece suite with newly installed single shower cubicle in a splashback surround, W.C, vanity wash hand basin. Radiator, fitted carpet, UPVC double glazed window to side elevation.

#### BEDROOM TWO

10'6 x 9'2

UPVC double glazed window to rear elevation, radiator, fitted carpet.

#### BEDROOM THREE

10'2 x 9'8

UPVC double glazed window to rear elevation, radiator, fitted carpet.





#### BEDROOM FOUR

10'10 x 6'6

UPVC double glazed window to front elevation with glorious views of fields, radiator, fitted carpet.

#### BATHROOM

7'3 x 5'7

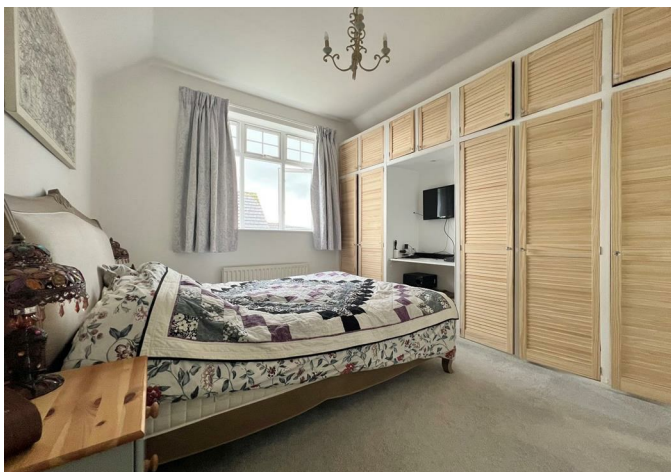
A 3 piece suite comprising panelled bath with shower over in a tiled surround, W.C, pedestal wash hand basin, UPVC double glazed window to rear elevation.

#### OUTSIDE

To the front of the property is a driveway providing off road parking for two cars. The driveway leads to the double garage. To the front of the property is a fenced garden laid to lawn with a pathway leading to the front door. A side access gate leads around to the rear of the property. The garden has been beautifully landscaped by the current owners and has a large patio area perfect for alfresco dining with steps leading up to a lawn area with flower borders.

#### NOTE

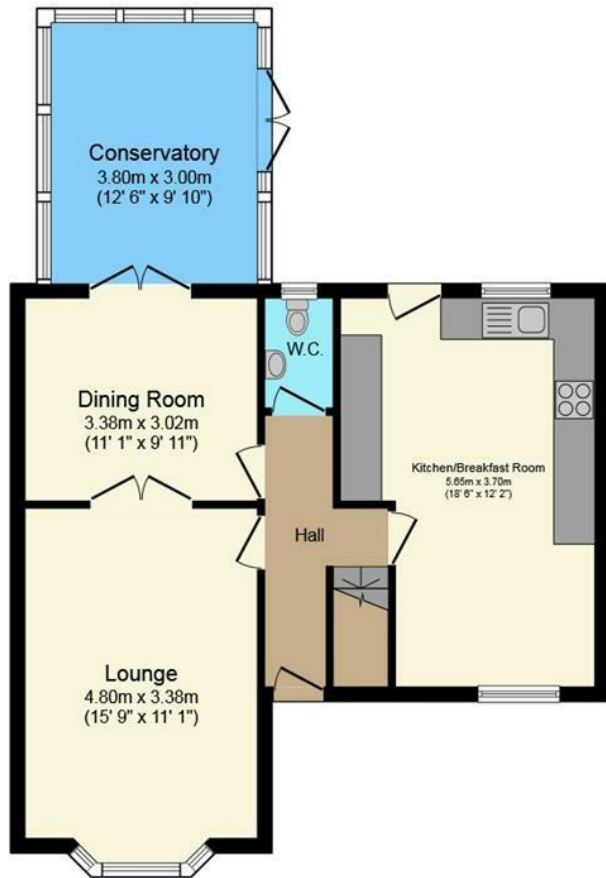
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should 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.



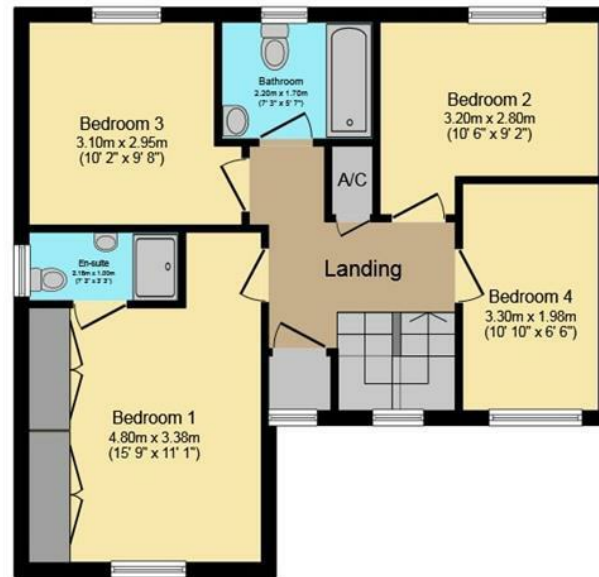




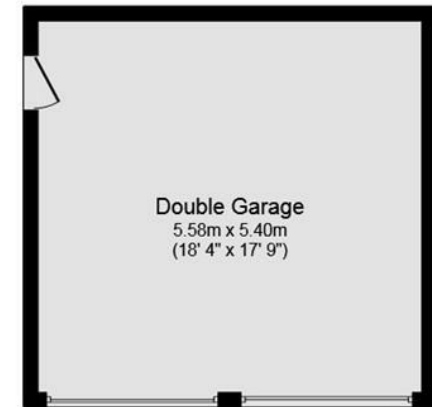




**Ground Floor**



**First Floor**



**Garage**

Total floor area 151.1 sq.m. (1,627 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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**COUNCIL TAX BAND E**



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