



33, FALLOW FIELDS, NEWPORT, BARNSTAPLE, EX32 9PG

Searching for a family home but not yet found the perfect one?

Look no further than this four bedroom detached property situated in a highly sought-after area of Newport. Benefiting from a single garage as well as off-road parking and a well established private, fully enclosed rear garden. A must view!



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

T: 01271 379314

E: enquiries@chequershomes.co.uk

W: chequershomes.co.uk

£385,000



- **A PERFECT FAMILY HOME**
- **MODERN KITCHEN WITH THREE FURTHER RECEPTION ROOMS**
- **COSY LIVING ROOM WITH FEATURE FIREPLACE**
- **FOUR BEDROOMS - ONE WITH EN-SUITE SHOWER ROOM**
- **HANDY CLOAKROOM AND MODERN BATHROOM**
- **FULLY ENCLOSED AND PRIVATE GARDEN**
- **SINGLE GARAGE AND DRIVEWAY PROVIDING OFF ROAD PARKING**
- **WALKING DISTANCE TO AMENITIES AND FACILITIES**
- **HIGHLY SOUGHT AFTER LOCATION**
- **A MUST VIEW**



Chequers Estate Agents are delighted to offer for sale this spacious and well presented family home, situated in a popular location of Newport, close to all amenities and facilities including a highly rated primary school. This property has the added attraction of off-road parking, a single garage and a fully enclosed rear garden offering a high degree of privacy. Chequers estate agents as the sole selling agents recommend an early internal inspection to appreciate what this accommodation has to offer.

The accommodation briefly comprises, welcoming hallway with handy cloakroom. A modern kitchen with ample of cupboard space and feature centre island and breakfast bar. The kitchen overlooks the garden and has a practical utility room with door leading to the rear garden. The lounge is light and spacious with archway leading to dining room which has sliding doors giving access to the conservatory. The conservatory is the ideal place to enjoy your morning coffee whilst watching the birds in the garden. To the first floor are four bedrooms, one with en-suite facilities and a family bathroom. Outside there is off road parking on a driveway with patio pathway leading to the front door. The front garden is laid to chippings with a raised flower border. A side access gate leads to the rear garden. The garden to the rear is laid mainly to lawn with an area of patio perfect for alfresco dining. The garden has a variety of shrubs in plant borders and offers a high degree of privacy. In all this is a truly beautiful family home and Chequers Estate Agents recommend an internal inspection to appreciate what this home has to offer.

SITUATION

The Fallow Fields address is a sought-after location and is most conveniently situated for Barnstaple town centre. Barnstaple town centre is within easy driving distance or a short walk. 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 bustling market and banking facilities. The A361 North Devon Link Road provides convenient access to the M5 Motorway and further Sandy beaches such as Saunton, Woolacombe and Croyde are within easy reach.

ENTRANCE HALLWAY

An inviting entrance hallway with stairs rising to first floor landing. Useful large storage cupboard, a perfect space for shoes and coats, radiator, fitted carpet.





LOUNGE

14'08 x 10'10

UPVC double glazed bay window to front elevation, feature fireplace making a lovely focal point to this room, radiator, fitted carpet. Archway to dining room.

DINING ROOM

9'11 x 9'0

A light dining space with sliding doors to the conservatory, radiator, fitted carpet.

CONSERVATORY

10'06 x 8'04

A lovely space to enjoy a morning coffee. UPVC double glazed window to side and rear elevation and patio doors giving access to the rear garden. Tiled flooring.

KITCHEN

11'03 x 9'08

A modern fitted kitchen with ample cupboard space, further matching wall cabinets and drawers. Inset one and a half bowl ceramic sink set into work surface with cupboard space below. Integrated double oven with 4 ring gas hob and extractor above, space for upright fridge / freezer. A centre island with further fitted cupboards and breakfast bar, extensive tiling, heating control box, radiator, tiled flooring. UPVC double glazed window to rear elevation.



UTILITY ROOM

6'0 x 4'06

Inset single bowl sink set into work surface with cupboard space below, space and plumbing for washing machine, further fitted wall cupboard and wall mounted boiler supplying the central heating system. Extensive tiling, tiled flooring. Wooden glazed window to rear elevation.

CLOAKROOM

5'01 x 2'06

A modern cloakroom with WC and vanity wash hand basin, radiator, fitted carpet.

FIRST FLOOR LANDING

A spacious landing area with access to the loft space. Airing cupboard linen shelving, radiator, fitted carpet.

BEDROOM ONE

12'08 x 11'0

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

EN-SUITE

6'01 x 4'10

A three piece suite comprising corner shower in a tiled surround, W.C, vanity sink unit, radiator, vinyl flooring. UPVC double glazed opaque window to front elevation.





BEDROOM TWO

12'07 x 9'03

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

BEDROOM THREE

11'01 x 9'08

UPVC double glazed window to rear elevation overlooking the garden, built in double wardrobe, radiator, fitted carpet.

BEDROOM FOUR

9'10 x 6'10 plus recess

UPVC double window to rear overlooking the garden. Radiator, fitted carpet.

BATHROOM

6'08 x 6'05

A three piece suite comprising panelled bath in a tiled surround with shower over, W.C, vanity sink unit. UPVC double glazed window to rear elevation, radiator, extractor fan, fitted carpet.

OUTSIDE

To the front of the property is a driveway providing off road parking for one car. There is an area of chippings which in turn could be further off road parking. There is a small front garden with raised flower borders planted to a variety of shrubs and plants. A patio pathway leads to the front door, A side access gates leads to the fully enclosed rear garden which offers a high degree of privacy. The garden is laid mainly to lawn with an area of patio perfect for alfresco dining. The garden has a useful shed and is bordered with shrub planters.

GARAGE

16'11 x 8'10

Up and over door, power and lighting connected.

VIEWING ARRANGEMENTS

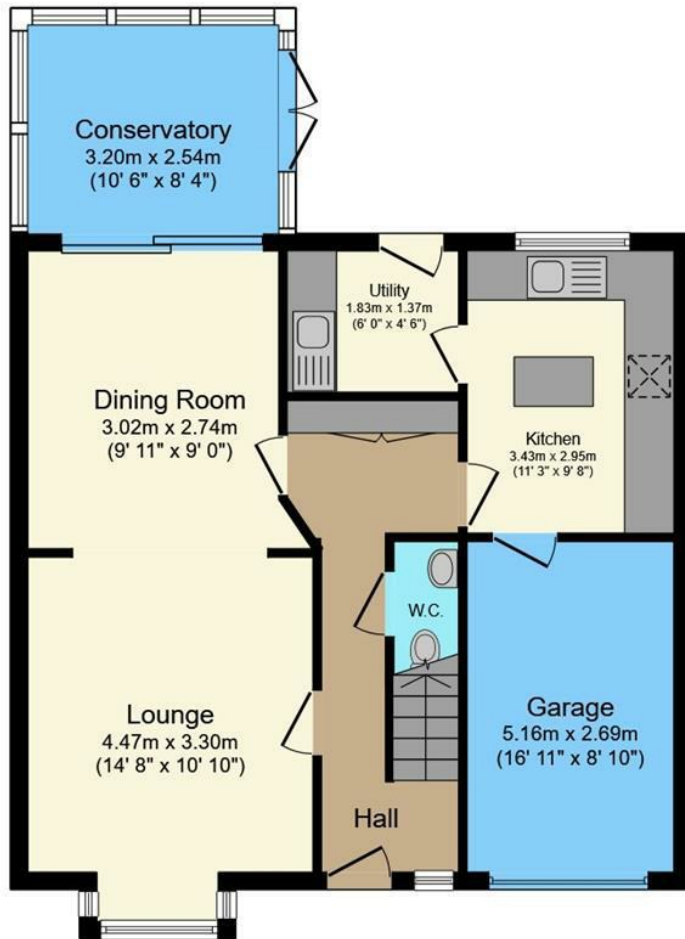
Viewing strictly via the Agent, please call our office on 01271 379 314.

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.

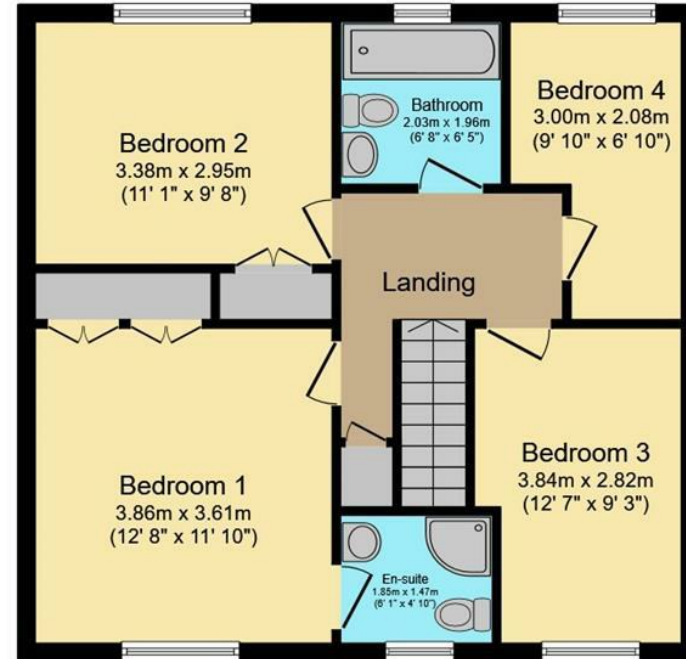






Ground Floor

Floor area 68.4 m² (737 sq.ft.)



First Floor

Floor area 59.2 m² (637 sq.ft.)

TOTAL: 127.6 m² (1,374 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(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 D



CHEQUERS
INDEPENDENT ESTATE AGENTS
Smart Move

66-67 Boutport Street, Barnstaple, Devon, EX31 1HG
T: 01271 379314 **E:** enquiries@chequershomes.co.uk
W: chequershomes.co.uk

