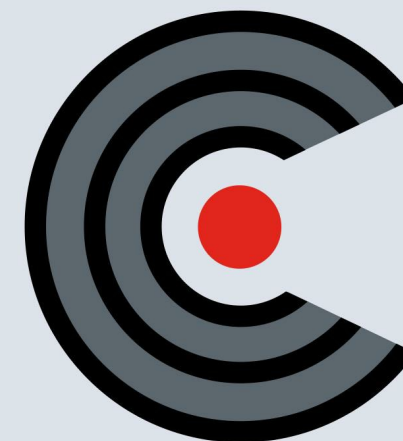




## 22, OSBORNE GARDENS, BARNSTAPLE, EX31 3SU

Dreaming of your perfect family home but not yet found the one?

Chequers Estate Agents welcomes you to view this well presented and modern four bedroom semi-detached property in this highly sought-after location, close to amenities and facilities. Benefiting from a beautifully landscaped garden and being available to the market with no onward sales chain. A must view!



# CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

T: 01271 379314

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# £399,950



- **A MODERN AND WELL PRESENTED FOUR BEDROOM FAMILY HOME**
- **FITTED KITCHEN WITH AMPLE OF CUPBOARD SPACE AND SOME INTEGRATED APPLIANCES**
- **TWO RECEPTION ROOMS AND A GROUND FLOOR BEDROOM / GYM**
- **TO THE FIRST FLOOR ARE THREE BEDROOMS - ONE WITH A LUXURY EN-SUITE SHOWER ROOM AND MODERN BATHROOM**
- **SITUATED IN A CUL - DE -SAC LOCATION CLOSE TO AMENITIES AND FACILITIES**
- **HIGHLY SOUGHT AFTER LOCATION**
- **TWO ALLOCATED PARKING SPACES**
- **BEAUTIFULLY LANDSCAPED GARDEN WITH TWO USEFUL SHEDS, BOTH WITH POWER AND LIGHTING**
- **A MUST VIEW**
- **NO ONWARD SALES CHAIN**



Chequers Estate Agents of Barnstaple are delighted to offer for sale 22 Osborne Gardens. An immaculately presented and extended 4 bedroom semi-detached house finished to a high specification and having a homely feel throughout. The property was constructed by Chichester Homes and is located in a popular residential location. The property is offered to the market being well presented by the current owners and is a perfect family home. The property has the added attraction of being available to the market with no onward sales chain.

Briefly, the accommodation comprises; an entrance door welcomes you into the modern kitchen / breakfast room with ample cupboards and preparation space. The kitchen is the hub of the home and is the perfect space to entertain family and friends. Off the kitchen is a useful cloakroom and bedroom four / gym which is light and bright and enjoys patio doors to the garden. Also on the ground floor is a lovely size living room with patio doors leading to the landscaped garden and a further dining room which is currently used as a play room. To the first floor is the main double bedroom with fitted wardrobes and a fabulous en-suite shower room. Two further bedrooms and a modern family bathroom together with a dressing area and cupboard on the landing complete the first floor. The property is fully UPVC double glazed and the ground floor enjoys luxury underfloor heating.

To the front of the property are two off-road parking spaces. A side access gate leads to the rear garden which is fully enclosed and offers a high degree of privacy. The garden truly is a wonderful size and wraps around the side of the property creating space for children to play, pets to potter and to enjoy time with family and friends. The garden is laid mainly to lawn with an area of patio perfect for alfresco dining. There are raised flower borders planted to a variety of shrubs and plants as well as a raised decked area. The garden has a two useful sheds both with power and lighting, a red brick barbecue, outside shower as well as electric points and a hot and cold tap. The property is situated in a tucked away and positioned in a quiet cul de sac and overall has been finished to a high specification making a perfect family home.

Appointments to view are recommended and can be easily arranged by prior notice please by contacting Chequers Estate Agents of Barnstaple, the vendors sole agents, on 01271 379314.





## SITUATION

Osborne Gardens is situated off Old Torrington Road in a popular residential area of Sticklepath being within short walking distance of Petroc college, Sainsburys and a good selection of local amenities and facilities. There is easy access to the North Devon Link Road and Barnstaple Town Centre, the historic and regional centre of North Devon. 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 and Woolacombe are within easy reach, as is Exmoor. Barnstaple Train Station is also within a short drive.

## LOUNGE

13'06 x 14'10

UPVC double glazed patio doors and window to garden. Under stairs cupboard, underfloor heating, fitted carpet.

## PLAYROOM / DINING ROOM

16'07 x 8'11

A dual aspect space with UPVC double glazed windows to front and rear elevation, underfloor heating, laminate flooring, access to loft space.

## KITCHEN / BREAKFAST ROOM

23'07 x 10'04

A beautifully equipped grey gloss kitchen with ample cupboard space, further matching wall cabinets and drawers. Inset one and a half bowl sink set into work surface with cupboard below. Space and plumbing for washing machine, space for dryer, integrated single oven with four ring hob and extractor above, integrated fridge freezer, integrated slimline dishwasher. Walk-in cupboard for shoes and coats. UPVC double glazed window to front and side elevations, tiled flooring, underfloor heating, wall mounted boiler supplying central heating system.

## CLOAKROOM

6'0 x 3'01

A modern cloakroom with UPVC double glazed window to front elevation, WC, vanity sink unit, vinyl flooring, shaver sockets.

## GYM / BEDROOM FOUR

15'09 x 11'01

UPVC double glazed patio doors to garden, underfloor heating,

## FIRST FLOOR LANDING

UPVC double glazed window to side elevation. Walk in dressing area and further cupboard, heating control box, fitted carpet, radiator, loft space boarded with pull down ladder.





## BEDROOM ONE

12'05 x 10'05

Two UPVC double glazed windows to front elevation, double fitted wardrobe, radiator, fitted carpet.

## EN-SUITE

12'0 x 6'06

A modern ensuite with walk in double shower in a tiled surround with rainfall shower head over, his and hers vanity wash hand basin, W.C, tiled flooring, extensive tiling, heated towel rail, UPVC double glazed opaque window to front elevation.

## BEDROOM THREE

10'0 x 7'05

UPVC double glazed window overlooking the rear garden, radiator, fitted carpet.

## BEDROOM TWO

11'09 x 9'09

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



## BATHROOM

7'0 x 6'05

A modern 3 piece suite comprising panelled bath with shower over in a tiled surround, W.C, vanity sink unit, half tiled surround. Tiled flooring, heated towel rail, shaver socket, UPVC double glazed window to rear elevation.

## GARDEN

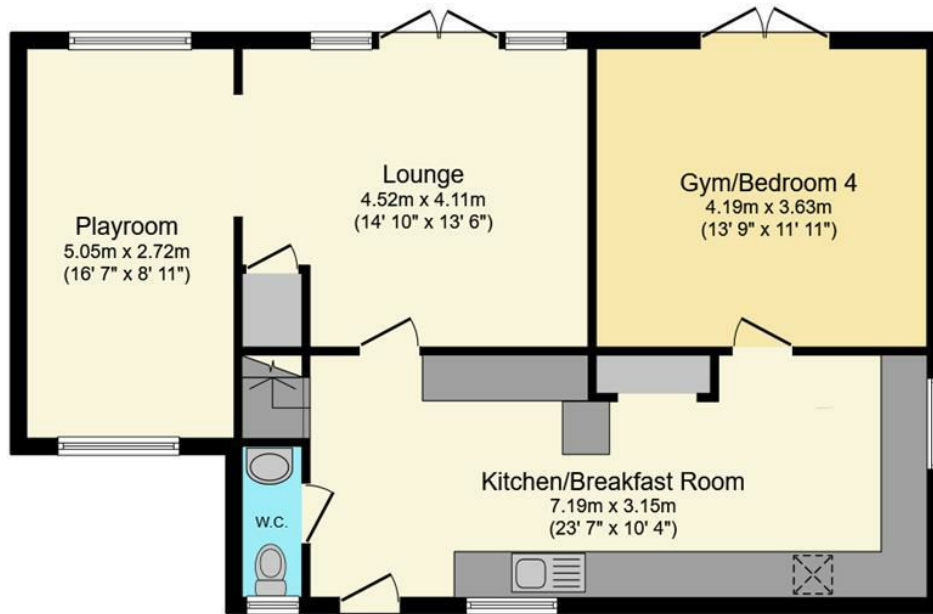
To the front of the property there are two allocated parking spaces. Whilst a side access gate leads to the rear garden which is fully enclosed and offers a high degree of privacy. The garden has been beautifully landscaped by the current owners to create a wonderful space to entertain family and friends and for children to play. The garden is laid mainly to lawn with an area of patio perfect for alfresco dining. The garden wraps around to the side of the property where there is a low maintenance area laid to lawn with an area of chippings, a perfect space for children's play equipment. The garden is bordered with well established flower beds planted to a variety of shrubs and plants. There are two useful sheds both with power, a barbeque, hot and cold taps and an outside shower. Overall, this truly is a beautiful 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.

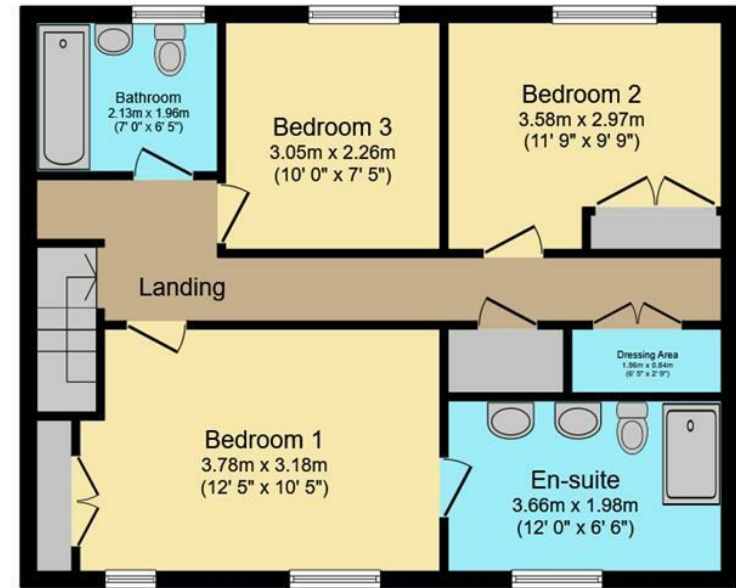






## Ground Floor

Floor area 78.8 m<sup>2</sup> (848 sq.ft.)



## First Floor

Floor area 64.4 m<sup>2</sup> (693 sq.ft.)

**TOTAL: 143.2 m<sup>2</sup> (1,541 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](http://www.Propertybox.io)



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>86</b>
(69-80) <b>C</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 C**



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