



13, LANE END PARK, , BARNSTAPLE, EX32 8PP

Chequers Estate Agents are delighted to present to the market this modern and well presented three bedroom semi-detached property located in the highly sought after location of Lane End Park. Benefiting from a beautifully landscaped garden, ample of off road parking and a useful shed, this one is not to be missed.



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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£269,500



- MODERN AND SPACIOUS THREE BEDROOM SEMI-DETACHED FAMILY HOME
- LIGHT AND BRIGHT LIVING ROOM WITH PATIO DOORS TO THE GARDEN
- MODERN KITCHEN WITH PLENTY OF CUPBOARD AND PREPARATION SPACE
- THREE BEDROOMS AND FAMILY BATHROOM
- AMPLE OF OFF ROAD PARKING WITH USEFUL UNDERCOVER STORAGE AREA AND FURTHER SHED
- LANDSCAPED FULLY ENCLOSED AND PRIVATE GARDEN
- HIGHLY SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES AND FACILITIES
- PERFECT TURN KEY OPPORTUNITY
- A MUST VIEW



Welcome to this charming 3-bedroom semi-detached home, perfectly positioned in the sought-after development of Lane End Park. With a lovely landscaped garden, this residence offers a delightful living experience for families and those seeking modern comfort. Situated in a quiet and highly sought after cul-de-sac, this property is a perfect turn key opportunity and has been updated throughout by the current owners. Lane End Park has CCTV cameras installed which the vendors are willing to leave for the next purchaser.

The accommodation is arranged over two floors and briefly comprises: As you enter, the well-proportioned entrance hallway greets you, creating a warm and inviting atmosphere, with stairs leading to first floor landing. The hallway leads to a modern kitchen which has plenty of cupboard space with further matching wall cabinets and drawers, integrated single oven with hob, as well as space and plumbing for white goods. The Lounge / Diner is light and spacious and is the heart of the home with patio doors overlooking and giving access to the rear garden. Upstairs, the three bedrooms continue the theme of spaciousness, offering a comfortable retreat for each family member as well as the modern family bathroom.

To the front of the property is a driveway providing off road parking for three cars. Double wooden gates lead to an under cover storage area (21'06 X 8/08) with outside tap. A side access gate leads to the fully enclosed and private rear garden, which has been beautifully landscaped by the current owners. The garden has an extensive patio area perfect for alfresco dining and to enjoy summer barbecues with family and friends. The patio has an awning. Steps down lead to a further lawned area with summer house, a perfect space for children to play and pets to potter.

It's all this truly is a wonderful semi-detached property in the heart of a highly convenient location, close to amenities and facilities and Chequers estate agents recommend an internal inspection to appreciate what the property has to offer.





SITUATION

Lane End Park is a popular location with a great primary school, play park, and other useful local amenities with a bus service to Barnstaple Town Centre. 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.

DIRECTIONS

After leaving the A361, travel along Eastern Avenue and then turn right into Whiddon Drive. Take the left turn into Barton Road and follow road for a short distance. Turn left into Lane End Park and the property will be found on your left hand side with for sale board and number plate clearly displayed.

CANOPY PORCH

ENTRANCE HALLWAY

A welcoming entrance hallway with stairs rising to the first floor landing, radiator, laminate flooring.

KITCHEN

9'03 x 8'02

A modern fitted kitchen with plenty of base units. Further matching wall cabinets and drawers. Inset stainless steel sink inset into work surface with cupboard space below. Plenty of preparation space, integrated Hotpoint oven with five ring hob and extractor above, space and plumbing for washing machine and tumble dryer, space for upright fridge / freezer. Extensive tiling, spot lighting, laminate flooring. UPVC double glazed window to front elevation.

LOUNGE / DINER

15'01 x 14'08 maximum

A spacious and light living / dining room with UPVC double glazed window and patio doors giving access to the rear garden. Useful under stairs storage cupboard, hive heating control box, 2 radiators, laminate flooring.

FIRST FLOOR LANDING

Access to the fully boarded loft space. The loft also houses the combination gas fired boiler which was installed in 2018. Useful airing cupboard with linen shelving, fitted carpet.





BEDROOM ONE

12'09 x 8'02

A spacious and light double bedroom with UPVC Double glazed window to rear elevation overlooking the garden and fields beyond. Radiator, fitted carpet.

BEDROOM TWO

11'09 x 8'02

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

BEDROOM THREE

9'06 x 6'03

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



BATHROOM

6'02 x 5'11

A modern family bathroom with paneled bath with shower over in a tiled surround, WC and pedestal wash hand basin. UPVC double glazed opaque window to front elevation, heated towel rail, spot lighting, laminate flooring.

OUTSIDE

To the front of the property is a paved driveway providing off road parking for two cars. To the side is a further tarmac driveway providing further off road parking. Double wooden gates lead to an under cover storage area (21'06 X 8/08) with outside tap. A side access gate leads to the fully enclosed and private rear garden which has been beautiful landscaped by the current owners. The garden has a extensive patio area perfect for alfresco dining and to enjoy summer barbecues with family and friends. The patio has an awning. Steps down lead to a further lawned area with summer house, a perfect space for children to play and pets to potter.

SHED

16'0" x 8'6"

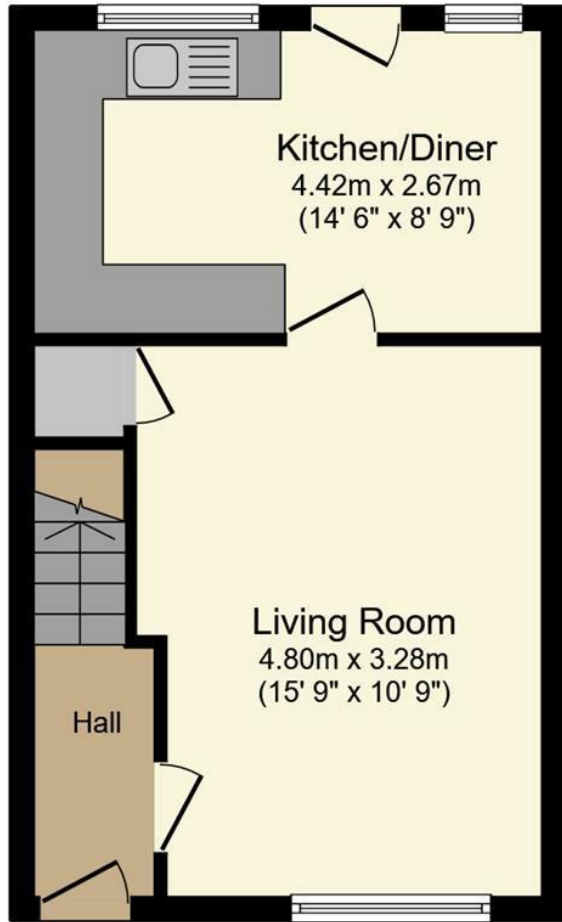
An ideal storage space with further storage below accessed from the garden. This space is the perfect opportunity to turn into a office or gym space subject to any necessary permissions.

NOTE

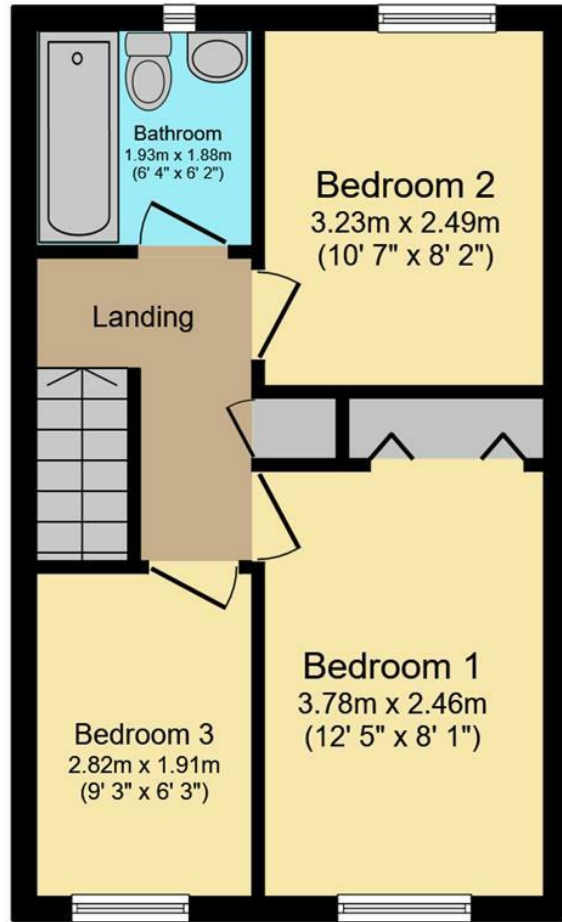
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should 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 33.3 m² (359 sq.ft.)



First Floor
 Floor area 33.3 m² (359 sq.ft.)

TOTAL: 66.7 m² (718 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		89
(81-91) B		
(69-80) C	69	
(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 B



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