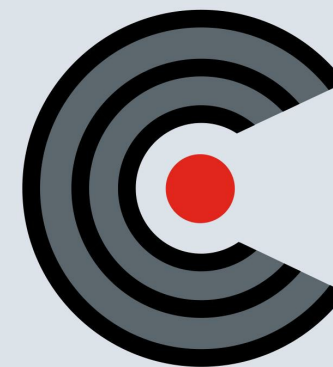




## 36 LOWER CROSS ROAD, BICKINGTON, BARNSTAPLE, DEVON, EX31 2LE

A perfect family home!

Chequers Estate Agents are delighted to present to the market this impressive and spacious four bedroom detached property in the highly sought after location of Lower Cross Road. An internal inspection is advised to appreciate what this property has to offer. No Onward Sales Chain.



### CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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**£550,000**



- **DETACHED FOUR BEDROOM FAMILY HOME**
- **NESTLED IN A SOUGHT AFTER DEVELOPMENT**
- **THREE SPACIOUS AND LIGHT RECEPTION ROOMS**
- **FOUR BEDROOMS - ONE WITH EN-SUITE SHOWER ROOM**
- **FULLY ENCLOSED SOUTH FACING REAR GARDEN**
- **GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING**
- **DOUBLE GARAGE AND OFF ROAD PARKING**
- **BUS STOP AND AMENITIES NEARBY**
- **HIGHLY SOUGHT AFTER LOCATION**
- **A MUST VIEW AND NO ONWARD SALES CHAIN**



Located within one of the most sought after developments in Bickington, is this impressive 4 bedroom detached home that occupies a large plot. The property has been a much loved home for many years and is now available to the market with no onward sales chain.

The property has a lovely, welcoming entrance hallway providing level access to all ground floor rooms including a useful cloakroom. The kitchen has ample cupboard space with space for a small dining table. Leading off the kitchen is a utility room and a conservatory, which enjoys patio doors overlooking the garden and an internal door to the double garage. 36 Lower Cross Road has a separate dining room to entertain and a large dual aspect living room, which is the perfect space to spend time with family friends and also has access to the large south facing garden through patio doors.

To the first floor are 4 bedrooms, 3 of which are doubles. The main bedroom is a particularly impressive suite with large fitted wardrobes and a 3-piece en suite shower room. Bedroom two and three are spacious double bedrooms with built in wardrobes. There is also a family bathroom, in need of a little updating and a useful airing cupboard.

Outside to the front of the property is a large well kept front lawn, a large driveway with parking for several vehicles and a double garage. A side access gate leads to the rear garden, which is a private, generous space with a large patio, perfect to enjoy a summer barbecue with family and friends. The garden is laid mainly to lawn with shrub borders and is the ideal space for children to play and pets to potter.

Overall, 36 Lower Cross Road truly is a wonderful home and an early internal inspection is advised to appreciate what this property has to offer.

#### **SITUATION**

The village of Bickington is situated on the edge of Barnstaple and local amenities include a convenience store and Post Office, hairdresser and a local popular pub. A regular bus service is available, which allows access to the towns of Bideford and Barnstaple. 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.





#### **DIRECTIONS**

From Barnstaple proceed out of town over the Long Bridge and up Sticklepath Hill, staying on the A3125. At the Cedars roundabout take the second exit onto Bickington Road. After approximately 50 yards turn right into Lower Cross Road. Follow the road for a short distance and take the first left hand turning into a small cul-de-sac, where number 36 will be located at the end on your left hand side with the number clearly displayed.

#### **ENTRANCE HALLWAY**

A welcoming entrance hallway with stairs rising to first floor with large under stairs cupboard, radiator, solid wood flooring

#### **CLOAKROOM**

6'03 x 2'07

PVC double glazed window to rear elevation, WC, wash handbasin. Extensive tiling, radiator, solid wood flooring.

#### **DINING ROOM**

10'06 x 9'01

A light and bright dining area with UPVC double glazed window to front elevation overlooking the front lawn garden, serving hatch to kitchen, radiator, solid wood flooring.

#### **KITCHEN**

12'07 x 11'11 maximum

An attractively fitted kitchen with UPVC double glazed window to rear elevation overlooking the garden. Plenty of cupboard space. Further matching wall cabinets and drawers. Inset stainless steel 1 and 1/2 bowl sink set into work surface with cupboard space below. Integrated double oven with five ring gas hob and extractor above, space and plumbing for dishwasher, space for under counter fridge, extensive tiling, fuse board, radiator, space for small table, solid flooring.

#### **UTILITY ROOM**

7'09 x 5'08

A useful utility room with UPVC double glazed window to rear elevation overlooking the garden. Fitted with work surface space as well as cupboard space with inset stainless steel single bowl sink set into work surface with cupboard space below. Space and plumbing for washing machine and space for tumble dryer. Wall mounted gas fired boiler supplying the central heating system, heating thermostat, extensive tiling, solid flooring.

#### **CONSERVATORY**

6'03 x 7'11

UPVC double glazed patio doors, giving access to the rear garden, tiled flooring. The conservatory is the perfect place to enjoy a cup of tea or read a book whilst enjoying looking out onto the beautiful garden.

#### **LIVING ROOM**

23'07 x 11'04

A dual aspect living room with UPVC double glazed window to front elevation overlooking the garden and to the side elevation. Feature gas fireplace, making a beautiful focal point to this large room, radiator, fitted carpet. UPVC double glazed patio doors, giving access to the south facing rear garden.

#### **FIRST FLOOR LANDING**

Access to loft space, useful airing cupboard with linen shelving, fitted carpet.





### **BEDROOM ONE**

12'05 x 10'06

A spacious and light double bedroom with UPVC double glazed window to front elevation. A large bedroom with ample of fitted wardrobe space, as well as dressing table and drawers, radiator, fitted carpet.

### **EN-SUITE**

5'01 x 5'08

A modern three-piece suite, comprising corner shower cubicle in a tiled surround with shower over, WC, wash handbasin. Heated towel rail, extensive tiling, shaver socket, extractor fan, wood flooring. PVC double glazed opaque window to side elevation.

### **BEDROOM TWO**

12'08 x 11'05

A spacious and light double bedroom with UPVC double glazed window to front elevation. Ample fitted wardrobe space with drawers, useful cupboard, radiator, fitted carpet.

### **BEDROOM THREE**

9'05 x 8'01

UPVC double glazed window to rear elevation with views towards rolling countryside in the distance, useful fitted cupboard, radiator, fitted carpet.

### **BEDROOM FOUR**

9'02 x 6'02

UPVC double glazed window to rear elevation overlooking the garden and fields beyond, radiator, fitted carpet.



### **BATHROOM**

7'02 x 6'01

A three piece pampus suite comprising panel bath with shower over in a tiled surround, WC, pedestal wash hand basin. Radiator, shaver socket, extractor fan, wall heater, extensive tiling, tiled floor. UPVC double glazed opaque window to rear elevation.

### **DOUBLE GARAGE**

16'08 x 16'05

A double garage with electric roller door, light and power connected, fuse board, gas meter, electric meter.

### **OUTSIDE**

To the front of the property is a large driveway providing off road parking for at least two cars. The driveway leads to the double garage. The front lawn area leads to the beautiful pillar entrance to 36 Lower Cross Road. A side access gate leads to the rear of the property where you will find a well established south facing garden which is fully enclosed and offers a high degree of privacy. The garden is laid mainly to lawn with flower borders planted to a variety of shrubs and plants. There is a patio area perfect for alfresco dining. Outside tap. The garden is the perfect space to sit back and relax with family and friends.

### **NOTE**

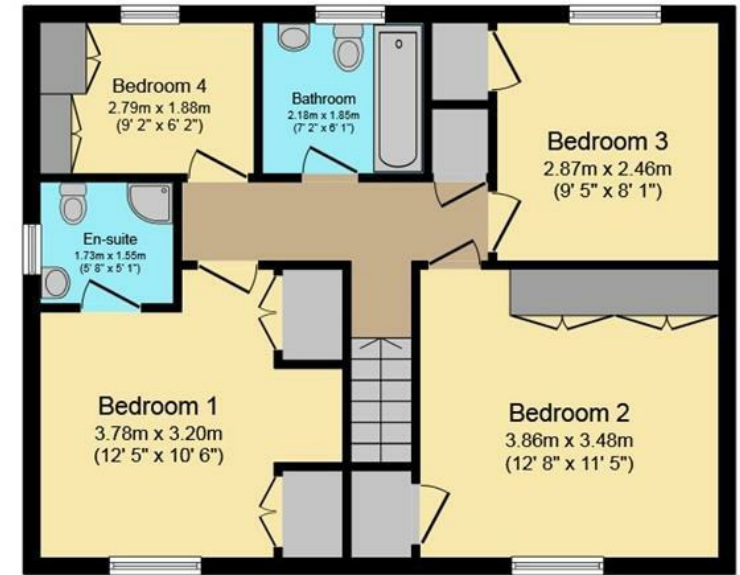
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should 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 155.9 sq.m. (1,679 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>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>61</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 D**



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