



6, WALTON WAY, BARNSTAPLE, EX32 8AB

Chequers Estate Agents are delighted to offer for sale this spacious and well presented four bedroom detached house, in the highly sought after location of Walton Way. This property has been recently renovated and is the perfect turn key opportunity.



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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£385,000



- **DETACHED HOUSE**
- **RECENTLY RENOVATED THROUGHOUT**
- **MODERN, OPEN PLAN KITCHEN / LIVING SPACE**
- **FOUR BEDROOMS - ONE WITH EN-SUITE AND DRESSING ROOM**
- **FRONT AND REAR GARDEN**
- **OFF ROAD PARKING FOR TWO CARS**
- **SINGLE GARAGE**
- **HIGHLY SOUGHT AFTER LOCATION**
- **TURN KEY OPPORTUNITY**
- **A MUST VIEW**



Chequers Estate Agents welcomes you to view this outstanding and recently renovated detached family home, offering spacious and modern accommodation throughout. The property is welcoming and has been a much loved home.

The accommodation briefly comprises: a useful porch which opens into the inviting entrance hallway. The hallway leads to the open plan living space with modern fitted kitchen which is a beautiful space to spend time with family and friends. The lounge enjoys a wonderful balcony overlooking the garden. The hallway leads to two bedrooms and a modern family bathroom. A staircase leads to the lower ground where there are two further double bedrooms, with the main suite benefiting from a dressing area and en-suite shower room.

To the front of the property is off-road parking for two cars and a small front garden. The driveway leads to the single garage with power and lighting. Steps lead down to the rear garden which has been designed for ease of maintenance and is the perfect space for alfresco dining, potted plants and to spend time with family and friends.

LOCATION - 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 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 PORCH

A useful entrance porch with UPVC double glazed windows to side and front elevation, laminate flooring.

ENTRANCE HALLWAY

A welcoming entrance hallway with stairs leading down to two further bedrooms. Useful airing cupboard housing the combination boiler, access to loft space. Radiator, laminate flooring.

KITCHEN

9'10 x 7'7

A modern newly fitted kitchen with UPVC double glazed window to front elevation. Fitted with a range of units, further matching wall cabinets and drawers. Inset one and a half bowl sink set into work surface with cupboard below, integrated double oven with four ring hob and extractor above, integrated fridge freezer, integrated dishwasher. UPVC double glazed window to front elevation, laminate flooring.

LIVING / DINING AREA

17'5 x 11'10

A beautiful light and spacious living space with UPVC double glazed patio doors leading to the balcony. Space for dining table, radiator, fitted carpet, UPVC double glazed window to side elevation.



BEDROOM THREE / SNUG

11'10 x 10'10

A spacious and cosy room with UPVC double glazed window to rear elevation overlooking trees and the garden. Radiator, fitted carpet.

BEDROOM FOUR / STUDY

11'2 x 6'11

A light and airy room with two UPVC double glazed windows to front elevation, radiator, laminate flooring.

BATHROOM

A modern three piece white suite comprising, paneled bath in a tiled surround with shower over, WC and vanity unit wash hand basin. Heated towel rail, laminate flooring. UPVC double glazed window to front elevation.

LOWER GROUND

Access to two further bedrooms and utility room, fitted carpet.





BEDROOM ONE

18'4 x 13'3

A beautiful suite comprising double bedroom with step down leading to a wonderful light dressing area with two deep cupboards with plenty of hanging space. UPVC double glazed window to rear elevation overlooking the garden, two radiators, laminate flooring.

EN-SUITE

11'2 x 6'3

A modern three piece suite comprising, double walk in shower cubicle in a tiled surround with rainfall shower over, vanity sink unit, W.C. Half tiled surround, heated towel rail, extractor, laminate flooring.

BEDROOM TWO

11'6 x 10'2

A light and sunny double bedroom with UPVC double glazed window to rear elevation overlooking the garden, useful understair cupboard, radiator, laminate flooring.



UTILITY ROOM

6'7 x 6'3

Fitted work surface with space and plumbing for washing machine and tumble dryer, radiator, vinyl flooring. UPVC double glazed window to side elevation and door to the garden.

OUTSIDE

To the front of the property is a private driveway proving off road parking for at least two cars. The driveway leads to the single garage. To the front of the property is a small garden laid to lawn with flower borders. Steps down lead to the rear of the property where there is a low maintenance garden laid to patio, perfect for alfresco dining. The garden is the perfect space to enjoy a cup of coffee or glass of wine.

GARAGE

Up and over door, light and power connected.

VIEWING ARRANGEMENTS

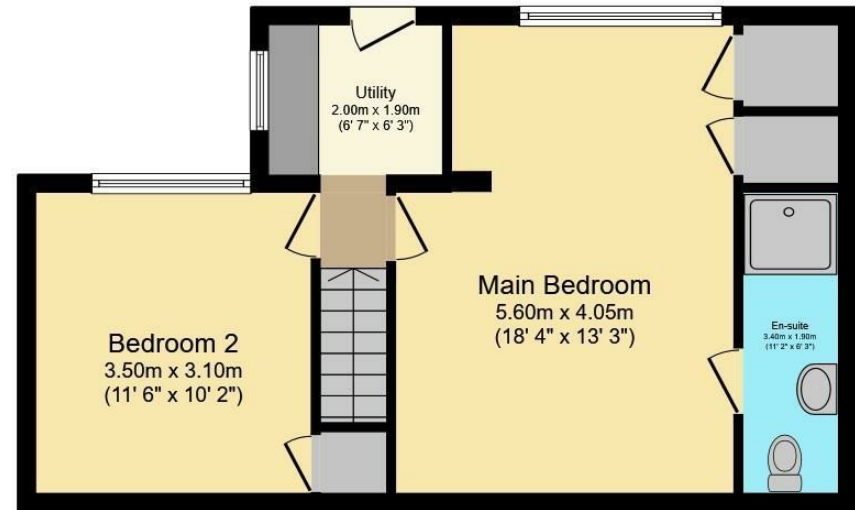
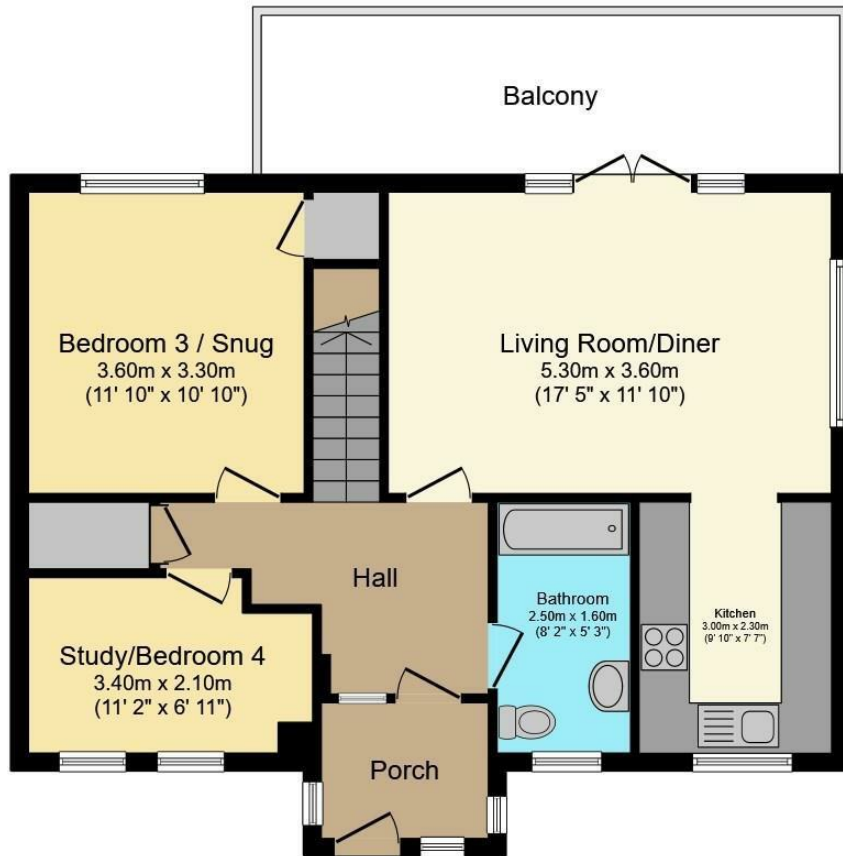
Viewing strictly via Chequers Estate Agent, please call our office on 01271 379 314.

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.









Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(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 D



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