



16, GRANGE AVENUE, STICKLEPATH, BARNSTAPLE, EX31 2DS

Chequers Estate Agents are delighted to present to the market this beautiful and unique four bedroom detached property in the heart of Grange Avenue, Sticklepath. Benefiting from a double garage and large corner plot, this property is a perfect turn key opportunity and available to the market with no onward sales chain.



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

T: 01271 379314

E: enquiries@chequershomes.co.uk

W: chequershomes.co.uk

£514,500



- **DETACHED FOUR BEDROOM FAMILY HOME**
- **KITCHEN / DINER**
- **TWP SPACIOUS AND LIGHT RECEPTIONS ROOMS**
- **WELL ESTABLISHED, MATURE GARDEN**
- **INTEGRAL DOUBLE GARAGE**
- **GOOD SIZE PLOT**
- **HIGHLY SOUGHT AFTER LOCATION**
- **CLOSE TO AMENITIES AND FACILITIES**
- **NO ONWARD SALES CHAIN**
- **A MUST VIEW**



Chequers Estate Agents of Barnstaple welcomes you to view, 16 Grange Avenue a spacious, well presented 4 Bedroom detached family home occupying a pleasant corner plot position in a sought and established residential area within popular Sticklepath. The property occupies a good size plot with mature gardens to the front, side and rear while a driveway leads to a Double Garage which has an extensive balcony area above. This property comes highly recommended and if you are seeking a 4 Bedroom detached family house on the outskirts of Barnstaple, then this property certainly will not disappoint.

The accommodation is arranged on two floors and briefly comprises: a useful entrance porch with space for shoes and coats. The porch leads into the welcoming and inviting entrance hallway. To the left is a kitchen / diner with plenty of cupboards and space for a small dining table. The kitchen has further space for white goods and a door which gives access to the garden. The dining room is light and bright with archway leading to the spacious living room. The dining room as the added benefit of patio doors to the garden. The living room enjoys a bay window overlooking the garden and a feature fireplace, making a lovely focal point to this room. At the back of the double garage is a handy utility / ground floor shower room. To the first floor are four good size bedrooms, some with fitted wardrobes, aswell as a modern family bathroom. There is a door from Bedorom two which allows access to an extensive balcony which has iron balustrades.

To the front of the property is driveway proving off road parking. The driveway leads to the double integral garage. There is a small front garden laid to lawn, which could create further off road parking if desired. A side access gate leads to the large rear garden, which is fully enclosed and offers a high degree of privacy. The garden is laid mainly to lawn with an area of patio perfect for alfresco dining. The patio has a summer house, and is the perfect space for a barbecue with family and friends. The garden gives the next owner, the perfect opportunity to landscape to suit their requirements and overall is a lovely space for children to play and pets to potter.

The availability of 16 Grange Avenue will appeal to a variety of purchasers with the property offering many of the features which are often requested. 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.

We truly recommend an internal inspection to appreciate what this property has to offer.

LOCATION - BARNSTAPLE

Grange Avenue is situated in the highly sought after area of Sticklepath and within walking distance of the local amenities, Petroc and a variety of superstores. A regular bus service gives access to the town centre which offers an excellent range of amenities and facilities. 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, Coddan Hill and Woolacombe are within easy reach, as is Exmoor. Barnstaple Train Station is also within a short walk or drive.





DIRECTIONS

From Barnstaple continue up Sticklepath Hill. Upon reaching the roundabout turn left onto the Old Torrington Road. Follow this road taking the third right hand turning into Grange Avenue and towards the end of this road you will see Regent Close on your right hand side. 16 Grange Avenue is situated on the left hand corner with numberplate clearly displayed.

ENTRANCE PORCH

6'6 x 4'6

A useful entrance porch which is a perfect space for shoes and coats. UPVC double glazed window to front and side elevation, vinyl flooring.

ENTRANCE HALLWAY

A spacious and welcoming entrance hallway with stairs rising to first floor landing, under stairs storage, radiator, internal door to garage, fitted carpet.

KITCHEN / BREAKFAST ROOM

14'0 x 10'3

A fitted kitchen with ample cupboard space, further matching wall cabinets and drawers. Inset one and a half bowl sink set into work surface with cupboard space below. Space for oven as well as space for upright fridge freezer. The kitchen has space for a small dining table and has UPVC double glazed windows to front and side elevation. UPVC double glazed door giving access to the garden, radiator, vinyl flooring.

DINING ROOM

10'3 x 10'0

A bright and airy dining room with UPVC double glazed patio doors giving access to the fully enclosed garden, radiator, laminate flooring. Archway leading to living room.

LIVING ROOM

16'2 x 11'5

A spacious and light living room with UPVC double glazed bay window to rear elevation overlooking the garden, feature fireplace making a beautiful focal point to this room, laminate flooring.

FIRST FLOOR LANDING

A light and bright landing area with UPVC double glazed window to side elevation, access to loft space, fitted carpet.

BEDROOM ONE

12'4 x 9'5

A dual aspect double bedroom with new UPVC double glazed window to front and side elevation, plenty of space for wardrobes, radiator, fitted carpet.

BEDROOM TWO

11'5 x 7'9

A beautiful double bedroom with UPVC double glazed window to rear elevation overlooking the garden. Fitted double wardrobe, radiator, fitted carpet. UPVC double glazed door giving access to the balcony over the garage.





BEDROOM THREE

12'1 x 10'0

A dual aspect double bedroom with UPVC double glazed window to side and rear elevation overlooking the garden, fitted triple wardrobe with mirror doors, radiator, fitted carpet.

BEDROOM FOUR

6'3 x 8'2

A single bedroom or perfect office space with UPVC double glazed window to rear elevation overlooking the garden, fitted wardrobe, radiator, fitted carpet.

BATHROOM

8'5 x 6'7

A modern three piece white suite comprising paneled bath with shower over in a tiled surround, W.C, vanity wash hand basin, storage cupboard, radiator, vinyl flooring. UPVC double glazed opaque window to front elevation.

OUTSIDE

To the rear of the property are beautiful wrap around gardens which has been designed by the current owner for ease of maintenance. The garden is laid to lawn with an area of patio perfect for alfresco dining and has a useful summer house. There is some crazy paving as well as a tree border making this beautiful garden secluded and private.

DOUBLE GARAGE

17'1 x 16'8

Electric door. Boiler supplying central heating system.

UTILITY ROOM

10'6 x 5'9

A modern utility room 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. Corner shower cubicle set in a tiled surround with shower head over, W.C, radiator, vinyl flooring. UPVC double glazed window and door giving access to the 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.



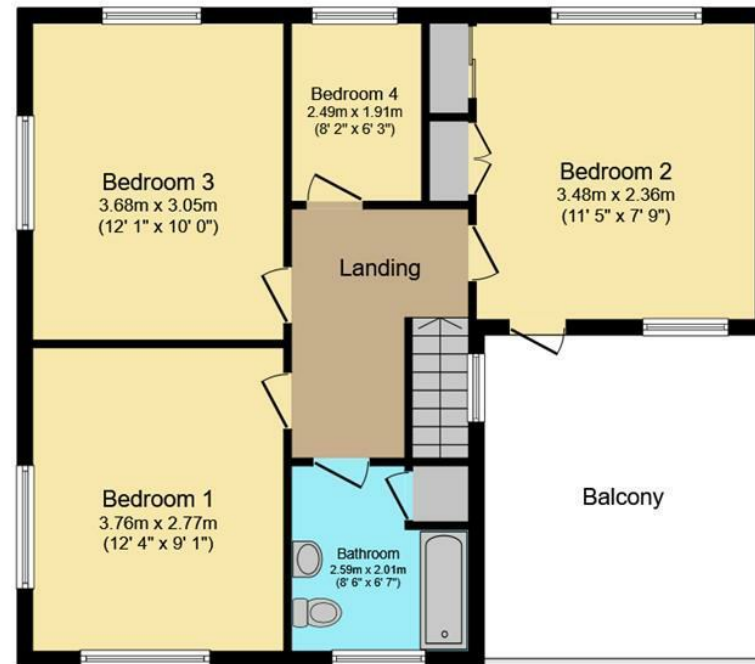




Ground Floor

Floor area 89.6 m² (965 sq.ft.)

TOTAL: 159.4 m² (1,716 sq.ft.)



First Floor

Floor area 69.8 m² (751 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		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(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

Try our
Smart Move
Home
Finder
online

