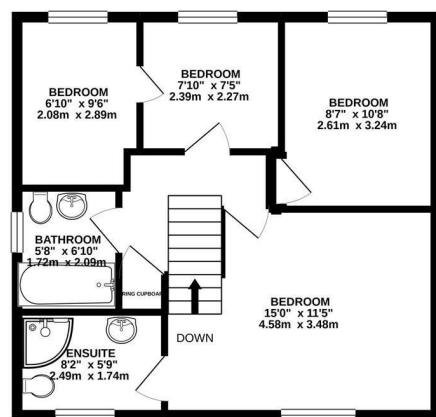
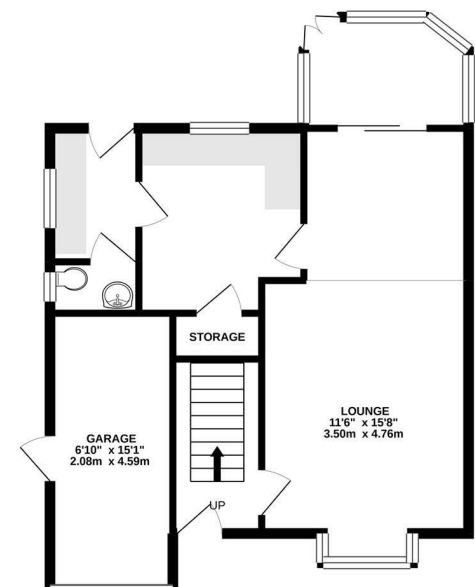


GROUND FLOOR
601 sq.ft. (55.8 sq.m.) approx.

1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



EXCELLENT DRIVEWAY PARKING

SIDING ONTO AN OPEN GREEN
FOOTPATH/CYCLEWAY

5 ALDER GLADE, ROUNDSEWELL BARNSTAPLE, DEVON, EX31 3RH

If you have been looking for a well located 4 bedroom detached home then look no further!

The position of 5 Alder Glade is certainly hard to beat and must be considered to be one of the best plot positions within Roundswell.



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E: enquiries@chequershomes.co.uk

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£300,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL BAND D



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- A fully detached 4 bedroom family home enjoying a tucked away position siding onto a tree lined open green footpath/ cycle way
- Occupying a good size plot and offering easy off road parking for several vehicles and an enclosed West Facing back garden ideal for children to play and secure for pets to potter
- Attractive low maintenance brick elevations and benefitting from upvc double glazed windows and gas radiator central heating
- Spacious lounge with a bay window and a feature fire place with an Archway through to a dining room
- Fitted Kitchen with base and wall mounted cupboards includes a built in hob and oven with a door leading through to a useful utility room
- UPVC double glazed conservatory extension with a tiled floor and french doors opening out onto the back garden
- 4 bedrooms including a spacious primary bedroom with built in wardrobes and an en suite shower room
- First floor Family bathroom and a ground floor w/c
- Located within a level walk of Sainsbury's superstore and the Roundswell retail park where you will find a Dunelm mill store, Boots chemists and a Costa coffee house



Chequers estate agents of Barnstaple are delighted to offer for sale 5 Alder Glade, a superbly located 4 bedroom detached family home situated on the favoured Sainsburys side of Roundswell. This spacious and well maintained home occupies a good size plot and enjoys a tucked away position within a small cul de sac siding onto a tree lined open green. There can't be many better located houses in Roundswell and a quick visit to the location which highlight this. In addition, the property offers ample and easy off road parking.

No 5 Alder Glade benefits from low maintenance brick elevations and has UPVC double glazed windows while internally you will find gas centrally heated accommodation arranged on two floors. On the ground floor there is an entrance hall, cloakroom, lounge, dining room, conservatory, and a fitted kitchen with a utility room coming off it. Upstairs there is a family bathroom and 4 bedrooms including a spacious primary bedroom with built in wardrobes and an en suite shower room.

The property occupies a good size plot and to the front you will find a long driveway which leads to an attached garage with a lawn and stone chipped garden with mature shrub beds adding colour and interest. To the rear there is an enclosed south West Facing garden which features an extensive paved seating area leading to a level lawn, an ideal garden for children to play and for pets to potter.

The Alder Glade cul de sac can be found on the Sainsbury's side of Roundswell and is located within a level Walk of a Sainsbury's superstore while close by you will find a Dunelm mill store and a Costa coffee house. Alongside the property is a cycle/ footpath which extends through Roundswell and is a delightful tree lined walk ideal for dog walking and cycling. Barnstaple the regional centre for North Devon is 2 miles away and here you will find a wide choice of shopping and leisure facilities as well as a train and bus station.

If you have been looking for a fully detached 4 bedroom home and would like to find one which is well located and with good parking and an enclosed back garden then no 5 Alder Glade will be worth a closer look. Appointments to view can be easily arranged by contacting Chequers estate agents of Barnstaple the vendors sole agents on 01271 379314 or by emailing tim@chequershomes.co.uk

UPVC DOUBLE GLAZED FRONT DOOR TO

ENTRANCE HALL

Radiator, power points, coved ceiling

LOUNGE 13'11 X 11'5 PLUS BAY WINDOW (4.24M X 3.48M PLUS BAY WINDOW)

With a feature bay window and a fireplace with a log effect fire, ornate surround, marble hearth. Coved ceiling, double radiator, tv point, additional side window with leaded light insets. Archway through to

DINING ROOM 8'10 X 8'6 (2.69M X 2.59M)

Double radiator, coved ceiling, power points



UTILITY ROOM



BEDROOM ONE



EN-SUITE TO BED 1

KITCHEN 9'11 X 9'2 (3.02M X 2.79M)

With oak fronted units base and wall mounted cupboards, contoured work surface with a single drainer sink unit with a mixer tap, tiled splashback, built in 4 ring gas hob with a fitted oven under, extractor hood above, radiator, power points, door to understairs storage cupboard, window overlooking the back garden

UTILITY ROOM 6'9 X 4'9 (2.06M X 1.45M)

With a fitted cupboard, plumbing for washing machine, space for fridge freezer, wall mounted gas boiler, door to garden. Door to

CLOAKROOM

Low level W.C, wash hand basin, radiator

Door from Dining Room to

CONSERVATORY 9'11 X 9'4 (3.02M X 2.84M)

UPVC double glazed with a tiled floor and french doors to garden

STAIRCASE FROM ENTRANCE HALL TO

FIRST FLOOR LANDING

Hatch to loft space, door to airing cupboard with hot water cylinder

BEDROOM ONE 12'1 X 11'6 EXTENDING TO 14'9 AS ITS WIDEST POINT (3.68M X 3.51M EXTENDING TO 4.50M AS ITS WIDEST POI)

Radiator, power points, built in wardrobes, views over the front garden and beyond, door to

EN-SUITE SHOWER ROOM

Tiled shower, W/C, wash hand basin, mirror above. Shaver point, radiator, extractor fan

BEDROOM TWO 10'4 X 8'1 (3.15M X 2.46M)

Radiator, power points, window overlooking the back garden

BEDROOM THREE 8'4 X 7'2 (2.54M X 2.18M)

Radiator, power points, window overlooking the back garden

BEDROOM FOUR 10'2 X 6'7 (3.10M X 2.01M)

Radiator, power points, window overlooking the back garden

BATHROOM

With a bath with a shower above, tiled wall surround, low level W.C, wash hand basin, mirror above, shaver point, radiator, extractor fan

OUTSIDE

The property occupies a good size plot and to the front you will find a long driveway which leads to an attached garage with a lawn and stone chipped garden with mature shrub beds adding colour and interest. To the rear there is an enclosed south west facing garden which features an extensive paved seating area leading to a level lawn. A gate provides side pedestrian access.

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.