



Wisteria House



# Wisteria House

4 Harvest Close, Roundswell, Barnstaple, Devon, EX31 3US  
Barnstaple Town 2.5 miles, Instow 5 miles, Bideford 8.5 miles

**A four/five bedroom detached house with double garage in a small development of only four properties.**

- 4 Bedrooms plus Study/Bedroom 5
- Integrated Neff Appliances
- Extremely well presented
- Double Garage and space for Motorhome
- Council Tax Band E
- 2 En-suites
- Utility and Cloakroom WC
- Small development of 4 properties
- Electric Gated Driveway with parking for 6
- Freehold

**Guide Price £575,000**

## SITUATION AND AMENITIES

The property is one of only 4 detached houses in a private 'no through' road, the development is within level walking distance of amenities and close to the Tarka Trail, Fremington Quay and the popular village of Instow which is around 5 miles away. Barnstaple Town Centre is less than 2.5 miles away and offers an excellent range of amenities including both local and national High Street shops, banks and leisure facilities including Cinema, Theatre and Leisure Centre and the North Devon District Hospital on the Periphery of the Town. From Barnstaple there is access to the A361 North Devon Link Road which connects in about 45 minutes to Junction 27 of the M5 Motorway where Tiverton Parkway also allows access to London Paddington in about 2 hours. The safe, sandy, surfing beaches of Croyde, Saunton and Woolacombe are within about half an hour as is Exmoor National Park.

## DESCRIPTION

A bespoke traditional build detached house in superb condition and benefiting from the remainder of a 10 year Global warranty. The property presents painted rendered and clad elevations with double glazing, beneath a slate roof. The accommodation on the ground floor comprises; Covered entrance porch into the hallway/lobby, living room with double doors into the dining room which has direct access into the rear garden, a well equipped fitted Howdens kitchen with integrated Neff appliances, utility room, cloakroom wc, study/bedroom 5. On the first floor there are 4 good sized bedrooms with built in storage, two of the bedrooms enjoy en-suite shower rooms and there is a family bathroom. Outside the property is approached via a privately owned driveway shared by only 3 other detached properties, electric gates give access onto the driveway which has ample parking and turning space for multiple vehicles, along with a double garage with electric roller door. The rear garden is mainly laid to lawn, there is also a sun terrace and vegetable garden with raised beds. The layout and accommodation with approximate dimensions is more clearly identified by the accompanying floor plan.



## GROUND FLOOR

Covered porch leading into ENTRANCE HALLWAY stairs off to first flooring landing, LVT oak style flooring continuing into KITCHEN. Howdens shaker style kitchen with matching blue wall and base units, integrated NEFF appliances including dishwasher, electric fan oven, microwave, fridge and freezer, four-point hob with extractor over, pantry style cupboards, discreet bin and recycling unit, central island with bespoke breakfast bar and shelving, Minerva worktops with inset stainless steel sink, mixer tap, window to side, door off to UTILITY ROOM matching wall and base units and worktops, including sink, integrated washing machine and tumble dryer, extractor fan, tiled splashback, door to side. CLOAKROOM WC opaque window to side, white suite, comprising pedestal hand wash basin with mixer tap, WC with enclosed system, extractor fan. Also off the kitchen is good sized DINING ROOM with under stairs storage cupboard, fitted carpets, sliding patio doors leading out to garden, distant hillside views. Double doors, partially glazed, leading into LIVING ROOM with window overlooking rear garden, matching fitted carpets, electric stone effect fire with bubble effect fireplace, mounting for television. STUDY/BEDROOM 5 with window to front, continuation of matching carpet.

## FIRST FLOOR

Matching carpet on stairs and LANDING loft access via hatch, light tube providing natural light. BEDROOM 1 window to front elevation, fitted carpets, built in wardrobes and walk in dressing room with shelving and downlighting, sliding doors, with mirrored inserts. EN-SUITE opaque window to front, LVT oak effect flooring, electric under floor heating, three-piece suite comprising vanity hand wash basin with mixer tap, dual flush WC with enclosed system, tiled shower, electric heated towel rail, extractor fan, heated mirror with light. BEDROOM 2 window to front, fitted carpets. EN-SUITE with opaque window to front, LVT oak style flooring, electric under floor heating, three-piece suite comprising vanity hand wash basin with mixer tap, dual flush WC with enclosed system, tiled shower, electric heated towel rail, extractor fan, heated mirror with light. BEDROOM 3 window to rear overlooking rear garden, distant views of the countryside, fitted carpets, built in wardrobes with mirrored sliding doors. BEDROOM 4 window to rear overlooking rear garden, distant views of the countryside, fitted carpets, built in wardrobes with mirrored sliding doors. BATHROOM opaque window to rear, electric under floor heating, three-piece white suite comprising 'P' shaped panelled bath with central taps and shower over, vanity unit with hand wash basin, mixer tap, WC with enclosed system, electric heated towel rail, partly tiled walls.

## OUTSIDE

The property is approached via a private driveway with electric gated access leading to part tarmac/part gravelled drive with ample parking and turning for five plus vehicles. Ample space for caravan, boat or campervan. ATTACHED DOUBLE GARAGE with external electric hook up, exterior lighting, CCTV, south facing frontage with composite decked area. The garage has electric roller door, window to side and door leading to rear garden. UTILITY AREA with cupboards, stainless steel sink and drainer with mixer tap, Ideal gas boiler, pressurised hot water storage tank, manifolds for underfloor heating. Gated access to the side of the property with pathway and an additional gravelled pathway leading to raised beds, GARDEN SHED and STORE, continuing to SUN TERRACE. Gently sloping lawn and additional gravelled pathway leading to the side of the house with covered drying area, cold water tap and tidy recycling and bin store area, continuing back around to the driveway.

## SERVICES

Gas fired central heating, ground floor under floor heating, first floor radiators. Bathroom and En-Suite with electric underfloor heating. Mains water and drainage. According to OFCOM ultrafast broadband is available.

## DIRECTIONS

What3words: ///glimmers.comb.clerics

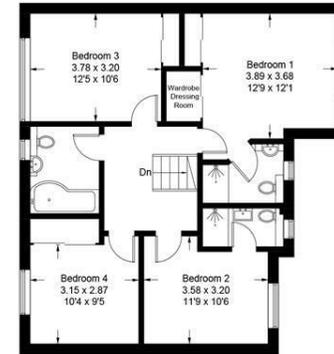
From Barnstaple Town Centre continue up Sticklepath Hill and at the Cedars roundabout turn left, at the next roundabout turn right onto old Bideford road, continue along this road until you pass Brynsworthy court and the turning for Harvest close is the next left and the development will be found on your right.



These particulars are a guide only and should not be relied upon for any purpose.



Approximate Gross Internal Area = 155.8 sq m / 1677 sq ft  
Garage = 26.3 sq m / 283 sq ft  
Total = 182.1 sq m / 1960 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1056704)



Energy Efficiency Rating	
Current	Potential
85	100
Very energy efficient - lower running costs	
102 plus) A	
(81-91) B	
(69-80) C	
(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	

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