



**68a Chaddiford Lane, Barnstaple, EX31 1RF**

**£345,000**

This bespoke 3-bedroom detached home, available with no chain, boasts modern fixtures and fittings throughout, including a stunning open-plan living area and beautifully landscaped south-facing garden.

The property also features a brick-paved driveway and garage, offering ample off-road parking.

## Description

With no onward chain this is an exceptional opportunity to acquire this bespoke, high-quality 3-bedroom detached home, situated on a generous plot in the sought-after area of Pilton.

Upon entering, you're welcomed by a spacious hallway with elegant slate flooring and a staircase leading to the first-floor landing, complete with a sleek glass banister. The ground floor includes a well-proportioned WC and a practical utility room offering ample storage and space for white goods.

The heart of the home is the stunning open-plan kitchen, dining, and living area, featuring vaulted ceilings that flood the space with natural light. The kitchen is equipped with a range of sleek, white high-gloss, soft-close wall and base units, seamlessly flowing into the dining and living spaces. Two large sliding doors open directly onto the south-facing garden, creating the perfect setting for entertaining and social gatherings.

Upstairs, a generous landing with vaulted ceilings leads to the three bedrooms and the family shower room. The master bedroom is an impressive size and includes a walk-in dressing room, which could easily be converted into an en-suite, with plumbing already in place. Bedroom two is a spacious double, while bedroom three is a comfortable single. The contemporary family shower room is beautifully appointed with a triple shower cubicle, concealed cistern WC, and a pedestal sink.

Externally, the front of the property features a sizeable brick-paved driveway providing off-road parking for two vehicles, with access to a single garage equipped with an electric door and internal access. Please note, neighbours have a right of way across the front of the driveway.

The rear garden, a highlight of the property, has been meticulously landscaped and faces south, offering excellent privacy. It's an ideal retreat for keen gardeners or those looking to relax in a secluded, sunny space.

## Living Room 16'4" x 11'0" (4.98 x 3.37)



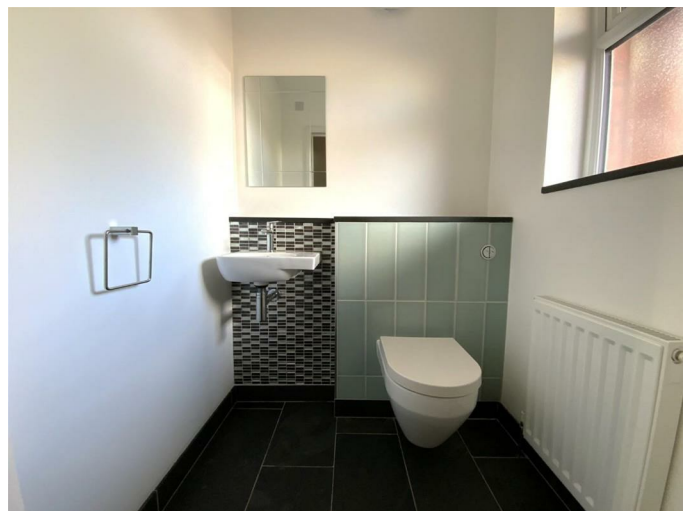
## Kitchen / Diner 16'4" x 8'6" (4.98 x 2.60)



## Utility Room 7'11" x 4'7" (2.43 x 1.40)



## WC



## Garage 16'1" x 8'7" (4.91 x 2.62)



Bedroom 1 15'3" x 12'9" (4.65 x 3.89)



Bedroom 3 8'9" x 8'7" (2.69 x 2.64)



Dressing Room 7'1" x 5'6" (2.18 x 1.68)



Shower Room



Outside



Bedroom 2 11'2" x 9'6" (3.42 x 2.92)



Garage

#### Services

Freehold

Property allows access to neighbours drive

No onward chain

All mains services

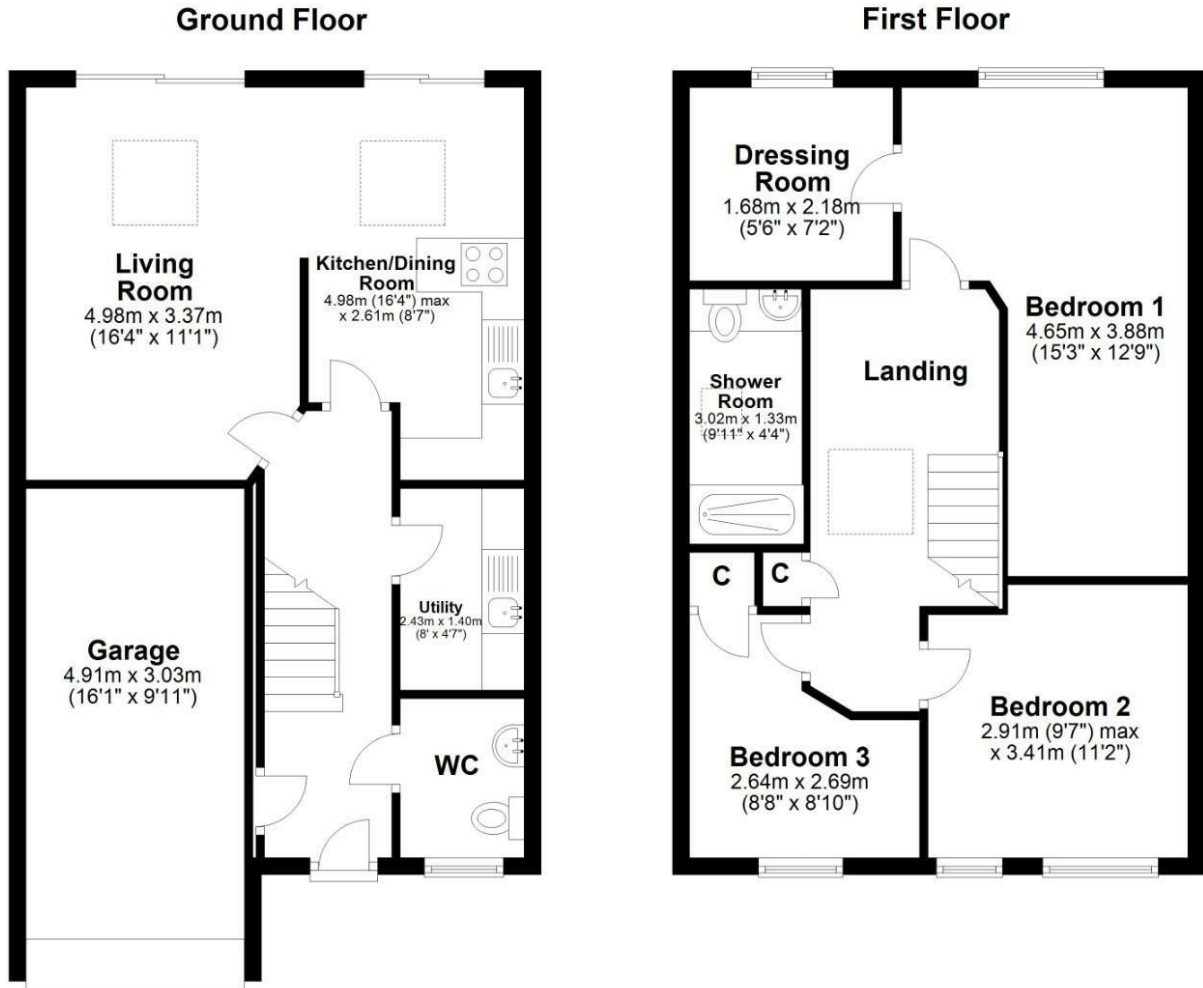
Ultra fast broadband available

EE is very likely good signal internally and externally

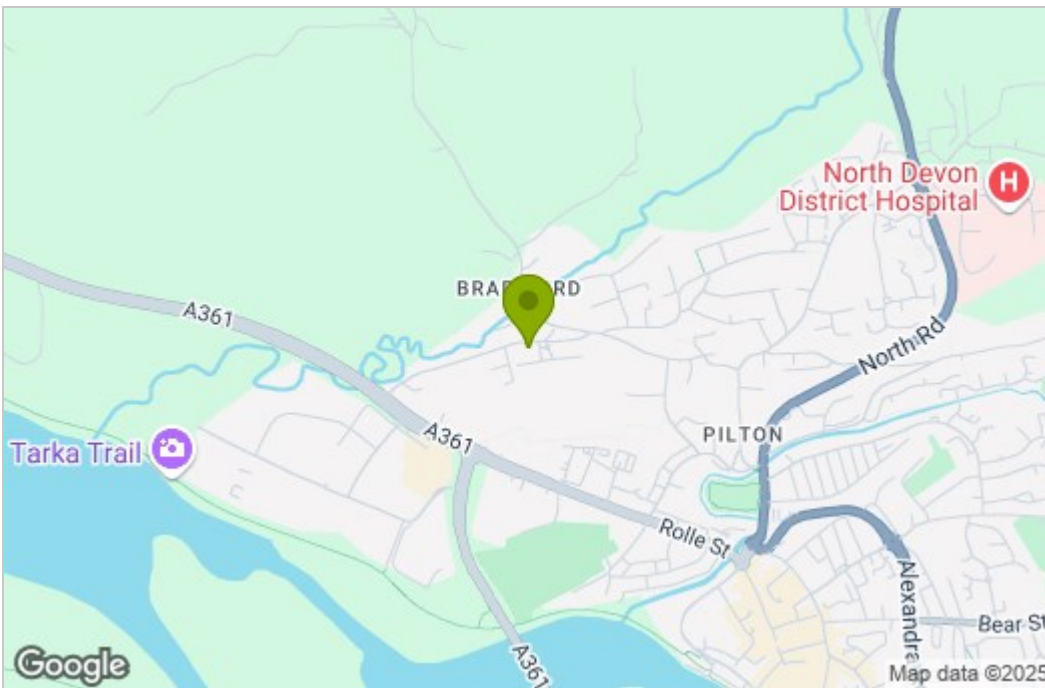
#### Note

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.

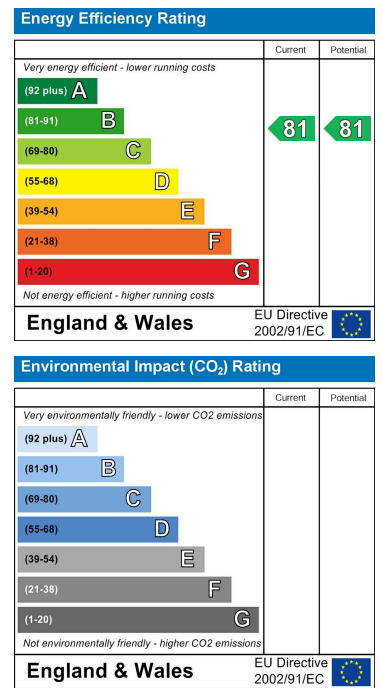
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Suite 103 Artavia House, Barnstaple, Devon, EX32 8HG  
 Tel: 01271377237 Email: enquiries@collyers.biz  
 78 Fore Street, KINGSBRIDGE, Devon, TQ7 1PP