

5 Blackberry Lane

Kilkhampton, Bude, EX23 9FP

KIVELLS

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5 Blackberry Lane

Kilkhampton, Bude, EX23 9FP

£375,000 Guide Price

Immaculately presented, two bedroom semi-detached bungalow

Located within a sought-after modern development

Finished to a high specification with SMEG appliances and underfloor heating throughout

Private south-facing rear garden

Garage with adjoining office/studio and ample driveway parking

Walking distance of village amenities

EPC Rating: B





Description

Located within a modern development in the popular village of Kilkhampton, this immaculately presented two bedroom semi-detached bungalow offers contemporary, low-maintenance living within walking distance of a range of everyday amenities.

Finished to a high specification throughout, the property benefits from underfloor heating and quality SMEG appliances throughout the kitchen, creating a stylish and practical living environment. The light and spacious accommodation briefly comprises a contemporary kitchen/dining room, living room, two double bedrooms, the principal benefiting from an en suite shower room, together with a family bathroom. Externally, the property enjoys a private south/west-facing garden, perfect for outdoor dining and entertaining, together with a garage with an adjoining office/studio with ample driveway parking.

Situation

The property is situated on the edge of the popular village of Kilkhampton, a thriving community offering an excellent range of everyday amenities including village stores, a traditional butcher, takeaway outlets, two public houses, places of worship, a health and leisure centre and a highly regarded primary school.

The A39 Atlantic Highway runs through the village, providing excellent transport links north towards the larger towns of Bideford and Barnstaple, the latter offering a wider range of shopping, educational and healthcare facilities, together with access to the North Devon Link Road and M5 motorway.

The popular coastal town of Bude is approximately four miles to the south and provides a comprehensive range of shopping, banking and schooling facilities, together with its award-winning beaches, leisure centre, tennis courts, golf course, restaurants and cafés.

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Accommodation

ENTRANCE HALLWAY
Composite entrance door and obscured window to the side elevation. Spacious entrance hallway providing access to the principal rooms. Built-in cupboard housing the hot water cylinder, access to the loft space and underfloor heating throughout.

KITCHEN / DINING ROOM
A contemporary kitchen fitted with a comprehensive range of matching wall and base mounted units with work surfaces over incorporating a one and a half bowl sink and drainer unit. A range of integrated SMEG appliances including eye-level oven, induction hob with extractor over, dishwasher and freestanding fridge/freezer. Ample space for a dining table and chairs with a uPVC glazed door opening onto the rear garden.

LIVING ROOM
A bright and welcoming reception room with doors opening onto the rear garden and space for a range of furniture.

BEDROOM ONE
A generous double bedroom with a window to the front elevation, fitted wardrobe and door to:

EN SUITE SHOWER ROOM
A contemporary suite comprising a walk-in shower with rainfall and detachable shower head, wash hand basin and wall-hung WC. Heated towel rail.

BEDROOM TWO
A spacious double bedroom with a bay window to the front elevation and fitted wardrobe.

BATHROOM
A modern three-piece suite comprising a bath with shower over and glazed screen, wash hand basin and wall-hung WC. Heated towel rail and obscure glazed window to the side elevation.







Outside

The property is approached over a generous tarmac driveway providing ample off-road parking and access to the garage. The enclosed south-facing rear garden enjoys a good degree of privacy and is principally laid to lawn with a patio adjoining the property, providing an ideal space for outdoor dining and entertaining. Pedestrian access leads to the garage and adjoining office/studio.

GARAGE
Up and over door to the front elevation. Power and lighting connected with pedestrian access door to the side.

OFFICE / STUDIO
A versatile room ideal as a home office, studio or hobbies room with power, lighting and doors opening onto the garden.

AGENT'S NOTE
Please note that some of the photographs have been virtually staged for marketing purposes only.

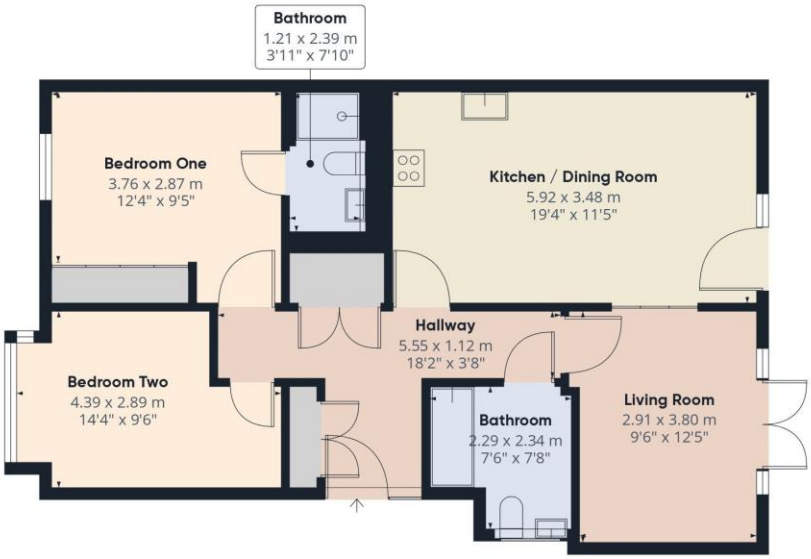




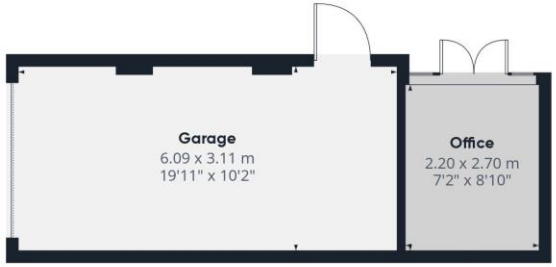


Floor Plan

Floor plan for identification purposes only, not to scale



Floor 0 Building 1



Floor 0 Building 2

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Approximate total area(1)

101 m²

1087 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Services

Mains electricity, water, and drainage. Air source heat pump, with HIVE controlled heating and underfloor heating throughout.

EE Rating - B

Council Tax Band - C

Directions

What3Words – ///grapevine.broadens.picture

Virtual Tour

Available upon request.

Viewings strictly by appointment only

Please ring 01288 359999 to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.



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