



38 Kingdon Way

Holsworthy, EX22 6FN

KIVELLS

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Holsworthy, EX22 6FN

£290,000 Guide Price

Well-presented, three bedroom detached house

Spacious kitchen / dining room with direct access to the garden

Detached garage and off-street parking

Enclosed rear garden

Offered for sale with no onward chain

Conveniently positioned within walking distance of schools, parks and amenities

EPC Rating: TBC





Description

Offered for sale with no onward chain, this well-presented three-bedroom detached home occupies a convenient position within the popular market town of Holsworthy, within walking distance of local schools, Stanhope Park and the town's amenities.

The well-proportioned accommodation comprises an entrance hall, spacious living room, kitchen / dining room with French doors opening onto the rear garden, and WC on the ground floor. To the first floor are three bedrooms, including a principal bedroom with fitted wardrobes and en-suite shower room, together with a family bathroom.

Outside, the property benefits from an enclosed rear garden, off-street parking and a detached garage with power connected.

Combining well-proportioned accommodation with a convenient location, the property represents an excellent opportunity for those seeking a modern family home close to the town's amenities.

Situation

Occupying a convenient position within the popular market town of Holsworthy, the property is within walking distance of the town centre, local schools, Stanhope Park and a range of everyday amenities.

Holsworthy offers a comprehensive range of shopping, schooling and recreational facilities, including a Waitrose supermarket, independent shops, cafés and public houses, together with a leisure centre, swimming pool and various sports clubs. The town also hosts a traditional weekly Pannier Market and serves as an important centre for the surrounding rural communities.

The popular coastal town of Bude lies approximately 9 miles to the west and offers a wider range of shopping and leisure facilities, together with its sandy beaches, sea pool and access to the South West Coast Path.

Holsworthy is well positioned for access throughout North Devon and North Cornwall, with the A388 providing connections towards Bideford and Launceston, whilst the A3072 provides a convenient route towards Bude and the North Cornish coast.

Accommodation

ENTRANCE HALL

Providing access to the ground-floor accommodation with stairs rising to the first floor.

LIVING ROOM

A well-proportioned, dual aspect reception room with ample space for a range of living room furniture. Access to a useful understairs storage cupboard.

KITCHEN / DINING ROOM

A bright and spacious kitchen / dining room fitted with a range of base and eye-level units with work surfaces over, incorporating a sink and a range of integrated appliances. Ample space for a dining table and chairs, with windows to the rear elevation and French doors opening onto the garden. Useful laundry cupboard with space and plumbing for a washing machine and tumble dryer.

WC

Fitted with a wash hand basin and WC. Obscure window to the front elevation.

FIRST FLOOR LANDING

Providing access to the first-floor accommodation. Access to loft hatch and airing cupboard housing hot water cylinder.

BEDROOM ONE

A well-proportioned double bedroom with space for a range of bedroom furniture and fitted wardrobes. Window to the front elevation.

EN-SUITE SHOWER ROOM

Fitted with a three-piece suite comprising a shower enclosure, wash hand basin and WC. Obscure window to the side elevation and heated towel rail.

BEDROOM TWO

A further double bedroom with space for a range of bedroom furniture and window to the front elevation.

BEDROOM THREE

A single bedroom offering flexibility for use as a child's bedroom, home office or study. Window to the rear elevation.

FAMILY BATHROOM

Fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC. Obscure window to the front elevation and heated towel rail.





OUTSIDE

To the side of the property is an off-street parking area providing access to the detached garage.

To the rear is an enclosed garden, principally laid to lawn with a paved patio adjoining the property, providing an ideal space for outdoor seating and entertaining. The garden is enclosed by a combination of walling and timber fencing, with gated pedestrian access.

GARAGE

A detached single garage with up-and-over door, providing useful parking and storage space. Power connected.

AGENT'S NOTE

Please note that an annual service charge is payable for the development, which contributes towards the maintenance of the communal areas and communal gas tank.



Floor Plan

Floor plan for identification purposes only, not to scale



Services

Mains water, drainage and electricity. Gas central heating.

⚡ EE Rating - TBC

£ Council Tax Band - D

/// Directions

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👤 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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